

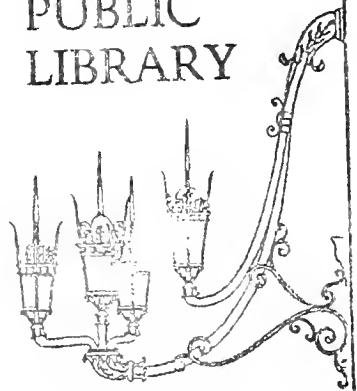
BOSTON PUBLIC LIBRARY



3 9999 06316 789 2

2607

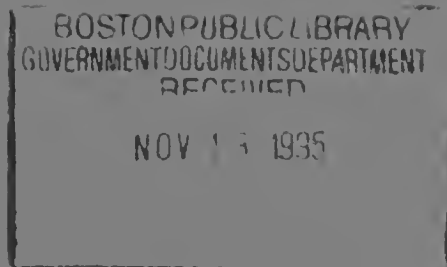
BOSTON  
PUBLIC  
LIBRARY







BRA  
2607  
✓



PROPERTY OF  
BOSTON REDEVELOPMENT AUTHORITY  
LIBRARY

# FOR STREETSCAPE IMPROVEMENTS ST. BOTOLPH STREET, PHASE ONE

HARCOURT TO WEST NEWTON STREETS  
BOSTON, MASSACHUSETTS

PROPOSAL TO THE BOSTON REDEVELOPMENT AUTHORITY

BY PAUL C. K. LU & ASSOCIATES  
LANDSCAPE ARCHITECTS, URBAN DESIGNERS, PLANNERS

THE BSC GROUP  
CONSULTING ENGINEERS AND SURVEY CONSULTANTS

KEYES ASSOCIATES  
CONSULTING ENGINEERS

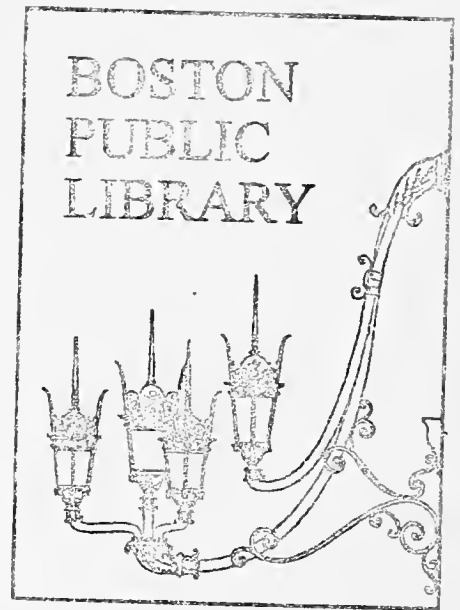




Digitized by the Internet Archive  
in 2010 with funding from  
Boston Public Library

<http://www.archive.org/details/proposaltoboston00paul>





**FOR STREETScape IMPROVEMENTS**

# **ST. BOTOLPH STREET, PHASE ONE**

**HARCOURT TO WEST NEWTON STREETS  
BOSTON, MASSACHUSETTS**

**PROPOSAL TO THE BOSTON REDEVELOPMENT AUTHORITY**

**BY PAUL C. K. LU & ASSOCIATES  
LANDSCAPE ARCHITECTS, URBAN DESIGNERS, PLANNERS**

**THE BSC GROUP  
CONSULTING ENGINEERS AND SURVEY CONSULTANTS**

**KEYES ASSOCIATES  
CONSULTING ENGINEERS**



## INDEX

Cover Letter

Introduction To The Firm With  
Professional Awards

Key Project Personnel

Consultants

Project Team Organization

Qualification Statement

Fee Proposal

Project Schedule

MBE Certification/Affirmative  
Action Policy

Relevant Projects: Plans & Graphics

Relevant Project List

Client References



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

May 5, 1988

Mr. David A. Carlson  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

RE: St. Botolph Street Phase One

Dear Mr. Carlson:

The award winning minority owned firm of Paul C. K. Lu and Associates is pleased to submit this proposal for design and engineering services for Phase One of the St. Botolph Street Project - Harcourt to West Newton Streets.

Paul C. K. Lu and Associates is a professional group practicing urban design, landscape architecture and planning. To date we have earned 15 national and international awards on projects performed for clients largely in the public sector.

To strengthen our team we are joined by The BSC Group of Boston, Massachusetts to provide all necessary survey work, civil engineering as well as resident engineer inspection services. In addition, Keyes Associates of Waltham, Mass. a firm with which we have successfully collaborated on many past efforts will provide electrical engineering services.

In evaluating our qualifications for this project, we request that you consider the following:

- Boston Based Minority Owned Firm.
- Extensive experience on projects of a similar nature - C.B.D. Streetscape and Downtown Revitalization Projects.
- Extensive experience on projects in the Public Sector including work for Boston Public Facilities Department and Boston Parks and Recreation Department.



Mr. David A. Carlson  
Boston Redevelopment Authority


-2-

May 5, 1988

- Complimentary capabilities of design team members to comprehensively address all project requirements.
- Prime consultant is a small professional group - the project will command high priority status in the office.

In summation, we are extremely confident in our ability to successfully carry this project from preliminary design through construction implementation and we look forward to the opportunity to work with the Boston Redevelopment Authority.

Sincerely,

A handwritten signature in dark ink, appearing to read 'PCKL', followed by a long horizontal line.

Paul C. K. Lu ASLA, AIA, APA  
For  
Paul C. K. Lu and Associates

PCKL/rw





**INTRODUCTION TO THE FIRM  
WITH PROFESSIONAL AWARDS**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## INTRODUCTION OF THE FIRM

The award winning, minority owned firm of Paul C.K. Lu and Associates practices Landscape Architecture, Planning, Urban Design, and Environmental Analysis.

The office is based on a core of multidisciplinary design and planning professionals, each contributing their unique skills to undertake projects in our environment.

Our primary goal is to create the highest quality planning and design products.

All the team members have extensive experience within large well-known firms. However, we have found that as a small group we can focus on a quality product and maintain a low overhead. We take personal pride in and responsibility for all our creative efforts.

Our guiding philosophy is to create outstanding work utilizing a 'process oriented method'. This approach to planning, design and implementation includes the following steps:

- Analysis of the project's opportunities and constraints, in the natural environment and the political framework.
- Interpretation and clarification of the user's needs to develop a workable program and timeframe.
- Development of several specific design schemes to explore the project's potential and examine relative costs and phasing.
- Coordination of contract documents from development by our staff and consultants to the final installation and occupancy of the project.

This process oriented framework allows the flexibility for involving the clients and the projects potential users while also allowing an orderly flow through the planning phases.

The extensive professional background of Paul C.K. Lu and Associates and the collective experience of the individual team members makes the firm uniquely qualified to undertake the planning, design, implementation and management of a wide variety of projects.



## PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

### PROFESSIONAL AWARDS

- Award -National Honor Award for Urban Environmental Design- Western Canal Beautification, Lowell, Mass., by U.S. Department of Housing and Urban Development, Washington, D.C.
- Award -First Prize Winner- The International Medium Density Low-Rise Housing Design Competition, Tokyo, Japan. Sponsored by Japan Architects, Inc., Tokyo, Japan.
- Award -National Honor Award for Urban Design- Ecumenical Plaza, Lowell, Mass., by U.S. Department of Housing and Urban Development, Washington, D.C.
- Award -National Merit Award for West Broadway Housing Renewal Project, for Boston Housing Authority, South Boston, MA. Sponsored by Progressive Architecture, Stamford, Connecticut.
- Award -National Honorable Mention for West Palm Beach Waterfront Design Competition, West Palm Beach, FL, sponsored by the City of West Palm Beach, FL.
- Award -Vietnam Veterans Memorial Design Competition, Washington, D.C. Selected as one of 44 Merit awards from 1,451 submissions. Sponsored by Vietnam Veterans Memorial Fund, Inc., Washington, D.C.
- Award -Fourth Prize Winner- The National Urban Design and Landscape Architecture Competition for "St. Louis Gateway Mall Design." Sponsored by Downtown St. Louis, Missouri.
- Finalist -Pioneer Courthouse Square Competition, Portland, Oregon. Sponsored by the City of Portland, Oregon.
- Award -National Honor Award for Charles River Park Synagogue, Boston, Mass., by U.S. Department of Housing and Urban Development, Washington, D.C.



PROFESSIONAL AWARDS- Continued

- Award        -Honor Award for Landscape Architectural Design-  
Transportation Facilities Design, Hay Street Transit  
Mall, Fayetteville, North Carolina. Sponsored by  
North Carolina Chapter of the American Society of  
Landscape Architects, Raleigh, NC.
- Award        -National Merit Award for Park and Recreation  
Planning/Design- Western Canal Park, Lowell,  
Mass., by American Society of Landscape  
Architects, Washington, D.C.
- Award        -First Prize Winner- Corliss Landing Redevelopment  
Project Competition for Marathon Development  
Corporation, Providence, Rhode Island.
- Award        -National Award for Lowell Downtown Development under  
the National Recognition Program for Community  
Development Partnerships, Lowell, Mass., by U.S.  
Department of Housing and Urban Development, Washington,  
D.C.
- Award        -Honor Award for Landscape Architectural Design-  
Historic Preservation and Restoration, Columbia  
Riverfront Park, Columbia, South Carolina. Sponsored  
by the North Carolina Chapter of the American Society  
of Landscape Architects., Raleigh, NC.
- Award        -National Honorable Mention for the State of Maryland.  
Vietnam Veterans Memorial Open Design Competition.  
Sponsored by the Govenor of the State of Maryland and  
Maryland Vietnam Veterans Memorial Commission, Baltimore,  
Maryland.





## **KEY PROJECT PERSONNEL**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## EDUCATION

Harvard University, Graduate School of Design, Master of Landscape Architecture, 1967  
Kansas State University, School of Architecture and Design  
Master of Architecture, 1962  
Kansas State University, School of Architecture and Design  
Bachelor of Architecture, 1958  
Chung-King University, College of Engineering (Taiwan Formosa),  
Bachelor of Science in Architectural Engineering, 1954  
Massachusetts Institute of Technology, Department of Planning,  
Urban Design & Visual Analysis Special Studies, 1966  
University of Wisconsin - Extension, Department of Engineering,  
Extension Courses, Land Reclamation & Land Planning Special  
Studies Certificate, 1973; 1974  
Boston University Metropolitan College, Department of Urban  
Affairs, Urban Planning & Transportation Special Studies,  
1976 & 1977

## PROFESSIONAL EXPERIENCE

Paul C.K. Lu and Associates  
Professor (part-time) University of Maryland  
Professor, University of North Carolina  
Visiting Professor, University of North Carolina at Charlotte  
Adjunct Professor, Rhode Island School of Design  
Sasaki Associates, Inc. Watertown, MA  
Victor Gruen Associates, Architects and Planners, NY  
Katz, Waisman, Weber, Struss, Architects and Engineers, NY  
Joseph Bluemenkranz and Associates, Consulting Architects, NY  
C.B. Mayers, Associates, Architects and Engineers, NY  
Shaughnessey, Bower, and Grimaldi, Architects, Kansas City,  
Missouri  
Dan Sanford & Sons, Architects, Kansas City, Missouri  
Manual Morris Associates, Architects, Kansas City, Missouri

## AFFILIATIONS

Member, American Institute of Architects  
Member, American Society of Landscape Architects  
Member, American Planning Association  
Member, Society of College and University Planning  
Member, American Hospital Association  
Member, Institute of Urban Design



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## AFFILIATIONS - Continued

Member, Metropolitan Association of Urban Designers and  
Environmental Planners  
Member, New England Solar Energy Association

## REGISTRATIONS

Registered Architect, Massachusetts, North Carolina, South  
Carolina  
Certificate - National Council of Architectural Registration  
Boards (NCARB)  
Registered Landscape Architect, Massachusetts, North Carolina  
Rhode Island, Maryland, Kansas, Connecticut, Delaware, South  
Carolina  
Certificate - National Council of Landscape Architects Registration  
Boards (CLARB)

## HONORS AND AWARDS

Winner of (14) National and International Planning and  
Design Awards (see separate sheet for Professional Awards)  
Entered as Paul C.K. Lu, AIA, ASLA or Paul C.K. Lu & Associates)  
Member Tau Sigma Delta, National Honor Society in Architecture  
and Allied Arts, Omecron Chapter  
Member Delta Phi Delta, National Honor Fraternity of Fine Arts  
Harvard University, two consecutive Scholastic Awards  
Kansas State University, three consecutive Scholastic Awards.  
Chung-King University of College Engineering, three consecutive  
Scholastic Awards for Research of Tropical Architecture

## VISITING CRITIC AND LECTURER

Harvard University, Graduate School of Design and Continuing  
Education  
University of Massachusetts, Boston Architecture Center  
Kansas State University, University of Georgia  
Tulane University, Louisiana State University, Radcliff College,  
Rhode Island School of Design, University of North Carolina,  
University of Virginia, University of Maryland

## AREA OF RESPONSIBILITY

Principal owner of the firm with responsibility for adminis-  
tration, project planning, and design.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Project Manager and Planner for a major urban design and transportation project incorporating the reconstruction of mass transit commuter and inter-city rail lines, local streets, linear park system, proposed land use and joint development of adjacent area. The project required coordination with numerous city and state agencies and extensive community, for the MBTA in Boston, Massachusetts.
- Site Planner for the preparation of the Environmental Impact Statement for a 65,000 seat stadium in the Twin Cities area as mandated by the State Legislature. This EIS will provide a comparative environmental analysis of three alternative sites in Minneapolis, St/ Paul, which will be used as a basis for selection of the final stadium site, Minneapolis, Minnesota.
- Staff Designer for Arlington National Cemetery Master Plan including reorganized and improved circulation system, underground parking facility, new burial areas and remedial planting for old areas. Arlington, Virginia
- Project Director and Manager for a long- range development plan of a new medical center on a 500 acre site. Project includes land use, circulation, re-zoning, open space, traffic impact and architecture massing studies. Also provide landscape architectural and civil engineering services for Wilmington Medical Center, New Castle County, Delaware.
- Project Manager and Planner for the development of a long, range urban campus master plan including expansion of campus supporting facilities, academic space, university center and auditorium, parking and circulation. Also as a project programmer to preparing appropriate physical education and recreational program and prepare schematic design for the major playfield next to the center of the campus for Wayne State University, Detroit, Michigan





# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Project manager for landscape architectural services for a garden and urban plaza for a bank headquarters in the central business district of Buffalo, NY.
- Project designer for an all-season urban garden on the rooftop of a large commercial office, theater and hotel complex in downtown Montreal, Canada.
- Project manager and planner for master plan services for a private preparatory boarding school, Groton, Massachusetts, and project planner for comprehensive long-range development plan for a private school, New Hampton, New Hampshire.
- Planner and designer for landscape architecture and civil engineering services for roadway and parking systems for a new 1,200 acre campus at Amherst, New York, for State University of New York at Buffalo.
- Project manager for site evaluation and long-range development studies for medical student housing on a 500 acre site for a medical school, Worcester, MA.
- Project manager and designer for the improvement of the museum building and garden. Service includes architecture, landscape architecture, and interior design, for Gardner Museum, Boston, MA.
- Planner for master plan and an environmental impact statement for a 150 acre underdeveloped state park with almost one mile of frontage on the Hudson River in Lower Westchester County, New York.
- Project manager for landscape architecture of a \$9 million university physical education complex in Cleveland, Ohio.
- Project manager and planner for Mayo Clinic Medical Center master plan, Rochester, Minnesota, and site selection, feasibility study master planning for Lahey Clinic Medical, Burlington, MA.
- Project manager and planner, prepare a preliminary analysis, master plan, proposed development plan and long-range development plan for Tulane University, New Orleans, Louisiana.
- Project manager and design coordinator for a planned residential community on a 640 acre site for a project population of 10,000. Dade County, Florida, and master planning services for a 200 acre, 350 condominium unit development, Bedford, New York.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Team leader, urban designer for Boston Central Business District. Services include land use, traffic, parking, development and redevelopment of sites, pedestrian/vehicular systems, streetscape and landscape improvements for the Boston Redevelopment Authority, Boston, MA.
- Project manager, planner and urban designer for central business district of Rochester, Minn. Services include land use, zoning, pedestrian/vehicular systems, parking, development and redevelopment of sites physically tied to the Mayo Clinic. Also included historic preservation, streetscape and amenity package, building setback and height recommendations. Rochester, Minn.
- Urban designer for Newark New Jersey's central business district. Services include traffic, parking, development and redevelopment of sites, schematic pedestrian design of several buildings, parking structure and pedestrian amenities including open space plaza.
- Principal-in-charge of master plan and urban design for downtown Fayetteville, North Carolina. Services include land use study, signage, zoning, vehicular/pedestrian system, parking, development and redevelopment of sites plus historic preservation of storefronts. Established design review guidelines, advise for funding mechanisms, and implementation of building setback and heights. Implementation of 3.6 million dollar transit mall with pedestrian amenity package. Established citizen participation program. Complete 1984, Fayetteville, N.C.
- Principal-in-charge of master planning, urban design, architecture and landscape architecture for the redevelopment of central business district of 350 acres riverfront in Columbia, South Carolina. Services include land use planning, zoning, historic preservation, development and redevelopment of sites. Columbia, South Carolina.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

PAUL C.K. LU, AIA, ASLA

## PREVIOUS PROJECT RESPONSIBILITIES - Continued

- Principal-in-charge of master planning and design service for converting abandoned textile mill site to a 75 acre executive office park, Greensboro Executive Park Master Plan for Faison Associates, Charlotte, North Carolina.
- Principal-in-charge of master planning and landscape architecture service of 30 acre site for General Electric plastics business operation, Technology Center, Pittsfield, Mass.
- Project manager and design coordinator for a New Community planning design and re-zoning for a 1,100 acre site 14 miles southwest of Miami. The project includes 9,000 units ranging from single family and townhouse to medium and high-rise apartment units, commercial office and industrial complex.
- Project urban designer for a comprehensive planning and schematic architectural designs for a 43 acre planned unit development project including offices, retail space, a hospital, a hotel and 2,200 residential units at McLean, Virginia.
- Project planner and designer of long-range development plan for a 10,000 acre agricultural research center in the Washington, D.C. metropolitan area. For the United States Department of Agriculture.
- Project manager and planner for the urban community college master planning services including preliminary schematic design for classrooms and other academic spaces, auditorium and other college supporting facilities. For Delta Community College, University Center, Michigan.
- Project manager and planner for urban design services including planning and designing of core area of existing central business district. Land use, circulation, parking, pedestrian and vehicle movement system, and preparation for long-range growth strategies. For Rochester Downtown Development Corporation, Rochester, Minneapolis.
- Project manager for city urban planning and design for an existing common in the CBD. Project includes planning of pedestrian and vehicle movement system, open space and land use. Design of an urban plaza, a reflecting pool and underground parking garage. Worcester, MA
- Planner and designer for a comprehensive master plan to accommodate the merger of Carnegie Institute and Mellon Institute, analysis land use, circulation phasing and staging to unite the two campuses for Carnegie-Mellon University, Pittsburgh, PA



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## CHRISTIAN L. BROWN

### EDUCATION

University of Massachusetts, BS/Environmental Design/LA 1978

### PROFESSIONAL EXPERIENCE

Walter Brain Associates, Concord, Massachusetts

Paul C. K. Lu and Associates, Belmont, Massachusetts

### AFFILIATIONS

American Society of Landscape Architects

### AREAS OF RESPONSIBILITY

Project Manager - Production Chief

Mr. Brown has been a full-time employee at Paul C. K. Lu and Associates since 1984. Serving as both Project Manager and Construction Documentation Specialist Mr. Brown has developed an extensive project history on a wide variety of firm assignments. As Project Manager specifically Mr. Brown has gained experience in a great number of projects which include the following categories: Downtown/CBD, Revitalization Streetscape Projects, Urban Design Studies, Master Planning Studies, Campus Planning, Public Housing, Transportation Planning and design as well as Passive and Active Open Space Design and Planning. Noteworthy projects include:

### PREVIOUS PROJECT RESPONSIBILITIES

- Project Manager  
Winchester Center Urban Design Phase I and II, Winchester, MA.  
Master planning, design, construction documentation and inspection for downtown street, sidewalk, and parking improvements - involving approximately \$1-6 million in improvements.
- Project Manager  
Newton Village Study, Newton, MA. Urban design study of 15 village centers, in support of comprehensive master plan. Study conducted by City of Newton. Visual analysis of existing village character. Production of alternative recommendations and development strategies





- Project Manager

Fitchburg Hi-Tech Center, Fitchburg, MA. Comprehensive master plan for 350 acre hi-tech office park. Landscape architectural services, planning, and recommendations for phased implementation.

- Project Manager

Moore Square Area Improvements, Raleigh, NC - Master planning and design for 16 blocks in the heart of Raleigh, NC CBD. Project involved the development of streetscape design vernacular and budgeting for phased construction of \$2.6 million of improvements within Historic District.

- Project Manager

West Broadway Public Housing Renewal Project, Stage One- Boston, MA. Landscape architectural services for a 26 acre, 350 unit public housing renewal project in South Boston for Boston Housing Authority, Boston, MA.

- Project Manager

Concord Playfields Improvement Program, Concord, MA. - Planning, design, preparation of construction documents and maintenance manual for 5 playgrounds to serve as prototypes for renovation of other athletic fields in the Town of Concord. Improvements include the refurbishing and regrading of Soccer, Little League and High School Baseball Fields.

- Project Manager

Spicket River Park, Lawrence, MA. Planning, design and construction documents, and field observation for 9 acre active and passive park. Active park including basket ball court, softball field and multiple use football and soccer fields. Passive park including picnic area, nature trail, and parking for the City of Lawrence, MA.

- Project Manager

Natick Common, Natick, MA. Urban design and landscape architectural services for a historic town common next to Natick Center. Planning and design for pedestrian path, amphitheater, monument plaza, park furniture, lighting and planting and grading design.

- Project Manager

Upper Common Rehabilitation, Fitchburg, MA. Landscape architectural services for a downtown common. Rehabilitation items including pedestrian paths, sculpture fountain, plazas, park furniture and bandstand, sprinkler systems, major tree and lawn replacement.



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## KATHLEEN SUE BURNEY

### EDUCATION

University of Virginia, School of Architecture;  
Master of Landscape Architecture, 1977

Simmons College, Graduate School of Management;  
Master of Business Administration, 1985

Harvard University;  
Seminars in Interior Planting Design,  
Condominium Development,  
Computer Aided Design, 1981-1986

Indiana University, School of Arts and Sciences;  
Bachelor of Science in Education, 1962

### AFFILIATIONS

Member, American Society of Landscape Architects

Member, Massachusetts Horticultural Society

Member, American Rhododendron Society

### REGISTRATIONS

Registered Landscape Architect, Massachusetts No. 758

### PROFESSIONAL EXPERIENCE

Katie Burney, Land Planning and Design, Shrewsbury, MA  
Paul C. K. Lu and Associates, Landscape Architects and Urban  
Designers; Belmont, MA

Whitman and Howard, Architects and Engineers; Wellesley, MA  
Arnold Arboretum, Horticulture/Propagation; Jamaica Plain, MA  
Kreuger Monacelli Associates, Urban Designers; Cambridge, MA  
North Carolina Botanical Gardens, University of North Carolina,  
Chapel Hill, NC

Katie Burney, Landscape Design; Chapel Hill, NC  
Albemarle County Parks Commission, Chairman; Charlottesville, VA

### PROJECTS

Transit Mall, Fayetteville, NC; Plant Material Consultant  
General Electric Technology Center, Pittsfield, MA; Planting Design,  
Construction Supervision

Department of Urban Redevelopment, Plymouth, MA; Designer of  
Redevelopment Alternatives for a small, urban neighborhood  
Wastewater Treatment Facility, Scarborough, ME; Project Designer- site  
design, road layout, grading plan, planting plan (research  
for seashore plants)

Watertown High School Football Field, Watertown, CT; Project Designer-  
design and construction documents for a high school track  
and football field

Landfill, RI; Schematics for the development of a hazardous waste  
disposal area



KATHLEEN SUE BURNEY

- Newtown Jubail, Saudi Arabia; Working drawings and construction documents
- University Plaza, Chapel Hill, NC; Consultant-shopping mall renovation
- Chapel Hill Public Schools, Chapel Hill, NC; Consultant - Designed the high school Master Planting Plan, gave advice on drainage and other site problems
- North Carolina Botanical Gardens, University of North Carolina; Research on native plants and their practical use in the landscape
- Albemarle County Parks Commission, Charlottesville, VA; Chairman - Authored the 1976 County Recreation and Parks Study and Master Plan; Devised a Master Plan for the development of elementary school grounds in the county into "Community Parks", the bond issue for construction was passed in 1978
- Board of Directors of the Virginia Skyline Girl Scout Council, Roanoke, VA; Member - Directed campground acquisition, development and maintenance  
Trainer - expertise in environment, ecology and native plants
- Woodbrook Community Association, Charlottesville, VA; Member and V. Pres. - Modification of adjacent shopping center development
- Woodbrook School, Charlottesville, VA; Chairman of grounds maintenance
- Appomattox 4-H Camp, Appomattox, VA; Project designer - redevelopment of an old 4-H Camp included design development and working drawings for arrival area, walkways, outdoor dining deck, boat dock, swim facilities, amphitheater, firecircle, trails, and a planting plan using only native plants
- Massachusetts State Archives Building, Columbia Point, Boston, MA; Project Designer - Researched plant material useful on former landfill sites



## **CONSULTANTS**





**The BSC Group**





---

## Civil Engineering

---

Planning and designing modifications to the landscape or infrastructure requires a thorough familiarity with the utilization of land information system data. The BSC Group's experience has shown that the best planning and design decisions are made when civil engineers use an accurate, concise and complete set of information.

Our civil engineers, who are highly skilled in their specialized fields, are trained in obtaining and interpreting data for planning and design purposes. Their backgrounds include: environmental sanitary engineering, highway engineering, marine engineering, site design, water resource management, and construction management. The BSC Group's civil engineers utilize in-house computers for planning, managing, and designing large and small scale projects for clients in the public and private sector.

The range of the BSC Group's civil engineering services cover all phases of a project from problem identification to the preparation of contract documents and through construction. Our civil engineers are adept at working interactively on multidisciplinary project teams, which allows a positive exchange of ideas and solutions to complex problems. Engineering services include:

### Site Engineering

- Site Layout and Grading
- Subdivision Design
- Drainage System Analysis and Design
- Erosion and Sediment Control Plans
- Evaluation and Design of Utilities
- Compensatory Wetlands Plans

### Waste Disposal Engineering

- Subsurface Disposal Systems
- Wastewater Collection and Treatment Facilities
- Leachate Collection and Treatment Systems
- Wastewater Treatment Facilities
- Sanitary Landfill Operation Plans
- Infiltration Inflow Studies

### Water Supply Engineering

- Water Resource Analysis
- Storage and Distribution System Design
- Pumping Station Design
- Water Main Testing

### Hydraulic and Hydrologic Engineering

- Drainage Basin Master Plans
- Stormwater Management Studies
- Flood Control Facility Design
- Dam Inspections
- Storm Drain Design

### Construction Management

- Bid Review and Contract Negotiation
- Review of Shop Drawings
- Materials Testing
- Resident Inspection



## Surveying and Mapping

The BSC Group was founded based on a respect for our land and natural resources. Since its inception, the firm has continued to generate complete and accurate information for making cost effective decisions regarding the use of our land and water. Precise surveying and mapping together with proper land information management are crucial in this decision making process.

At the BSC Group, our professional surveying staff provides services ranging from conventional land surveying to taking precision measurements of structures for deformation studies and preparing area-wide municipal base plans. Our research services include collecting data from governmental agencies for information regarding deeds, assessments and regulations, utilities regarding easements and other encumbrances, and historical references regarding past land uses and natural features.

Because projects depend on complete and accurate information, precise measurements and detailed analysis, we maintain state-of-the-art instrumentation and in-house computer capabilities, including a Computer Aided Design and Drafting (CADD) System with surveying and mapping software. We also provide our clients with a variety of presentation materials and exhibits. In addition, the BSC Group offers expert witness testimony for every phase of the measurement sciences, which includes:

### Geodetic Surveys

- Horizontal Control
- Vertical Control
- Network Adjustments
- Astronomic Determinations

### Engineering Surveys

- Topographic Surveys
- Route Alignments
- Utility Mapping
- Construction and Control Stake-outs
- As-built Plans
- Quantity Calculations
- Settlement and Deformation Measurements

### Legal Surveys

- Property Line Surveys
- Residential and Industrial Subdivisions
- Right-of-Way Surveys
- Condominium Descriptions and Plans
- Title Insurance Surveys
- Land Court Surveys
- Boundary Retracements
- Leasehold Area and Measurements

### Photogrammetric Surveys

- Aerial Photography
- Line & Symbol and Orthophoto Mapping
- Architectural Photogrammetry
- Digital Mapping

### Hydrographic Surveys

- Bathymetric Surveys
- Dredging Surveys
- Offshore Positioning

### Land Information Management

- Creation of Integrated Data Bases
- Preparation of Cadastral Maps
- Assessors Mapping



---

Charles A. Kalauskas, P.E.  
Vice President

Experience

Mr. Kalauskas is a civil engineer and planner with more than 15 years of project experience in transportation planning and design and site development planning. With his diverse educational and professional practice background, Mr. Kalauskas has served the BSC Group in several technical and administrative capacities. He has supervised multidisciplinary teams of engineers, surveyors, scientists, planners and landscape architects on many community and site development and highway design projects. He has worked closely with federal, state and local officials and citizen advisory groups and is thoroughly familiar with transportation, environmental and land use regulations at all levels of government.

Mr. Kalauskas was the Manager of Design and Environmental Planning for the Boston Metropolitan Planning Organization where he was responsible for preparing the Boston region's Transportation Plan for Improved Air Quality and supervised the preparation of numerous transportation studies and environmental impact assessments. He has designed data collection programs and surveys for highway, parking and transit facility improvement projects.

Mr. Kalauskas has authored several papers for the Transportation Research Board and has lectured at universities in the Boston area. He is an active member of several professional service organizations.

---

Education

Master in City Planning, Harvard University  
B.S. in Civil Engineering, Worcester Polytechnic  
Institute

Registrations

Professional Engineer in Massachusetts

Affiliations

American Society of Civil Engineers  
Boston Society of Civil Engineers  
Harvard Planners in Real Estate  
Institute of Transportation Engineers  
Society of Marketing Professional Services  
Transportation Research Board





---

William D. Carlson  
Senior Associate

---

Experience

As Manager of Transportation Services, Mr. Carlson directs transportation planning and engineering assignments for the BSC Group. He has more than 15 years of project experience as a transportation engineer with the BSC Group and other Boston area consulting engineering firms. He has performed numerous transportation planning studies and has prepared plans, specifications and cost estimates for roadway and traffic signalization improvement projects in urban and rural areas. He has worked closely with federal, state and local officials and a variety of community interest groups.

Mr. Carlson's assignments have varied in size and type. He has designed sections of Interstate highways and interconnected traffic signal systems for Urban Systems projects. He has also prepared contract documents and monitored construction of neighborhood public works improvements projects. Mr. Carlson has authored the transportation sections of several Environmental Impact Reports and has managed numerous traffic impact and parking studies for commercial, residential and industrial development projects.

---

Education

B.S. in Civil Engineering, Northeastern University  
Traffic Signal Workshop, Northeastern University

Affiliations

Institute of Transportation Engineers

---



---

David Garcelon, PLS  
Associate

---

Experience

Mr. Garcelon is an Associate and Surveying Project Director with the BSC Group. In this capacity, he provides oversight for survey projects, coordinating work of control surveyors, aerial photographers and photogrammetrists, topographic surveyors, boundary surveyors, calculators, researchers and draftsmen. In addition, he is responsible for the scheduling and budgeting of projects.

Mr. Garcelon has over twenty-five years of professional experience. His responsibilities have included the supervision of the following projects: boundary survey for the 6,000 acre John T. Gile Forest in Wilmot, NH; boundary survey, topographic survey for 10,000 acre site in Bretton Woods Development in Bretton Woods, NH; Boundary survey and property appraisal and 4,300 acre site for Waumbek Property in Jefferson, NH; aerial photo control and stereo compilation of topographic maps for 325 acre for the Locust Valley Country Club in Attleboro, NH; and survey of the International Boundary in Vermont and New Hampshire.

Education

B.S. Forestry, University of Massachusetts  
at Amherst

Registration

Registered Land Surveyor in Massachusetts,  
New Hampshire, Maine and Vermont

Affiliations

American Congress of Surveying and Mapping  
Massachusetts Association of Land Surveyors  
and Civil Engineers  
New Hampshire Land Surveyors Association





**Keyes Associates**  
**Keyes Associates International**  
**Keyes Interiors**  
**Kirwan & Keyes**  
**Architects/Engineers/Planners**

321 South Main Street  
Providence, Rhode Island 02903  
Telephone 401 861-2900  
TELEX: 927664

267 Moody Street  
Waltham, Massachusetts 02154  
Telephone 617 893-2110

120 Main Street  
Nashua, New Hampshire 03060  
Telephone 603 889-1262

55 Town Line Road  
Wethersfield, Connecticut 06109  
Telephone 203 563-2341

## **Services Provided**

### **Advance Planning**

Programming  
Master Planning  
Space Planning  
Plant Layouts  
Scale Models  
Cost Estimates

### **Architectural**

Building Design  
Landscape Architecture  
Construction Administration

### **Interior Design & Space Planning**

Space Analyses  
Furniture & Equipment Selection  
Color & Material Selection

### **Structural Engineering**

Building Design  
Existing Building Analyses  
Foundation Design Machinery  
Modular Building Systems

### **Mechanical Engineering**

Heating, Ventilation & Air  
Conditioning  
Plumbing  
Fire Protection Systems  
Process Piping  
Machine Connections  
Material Handling Systems  
Environmental & Climate Controlled  
Areas  
Special Energy Systems Design

### **Electrical Engineering**

Sub Station Design  
Power Distribution  
Lighting Design  
Communication Systems  
Security Systems  
Fire Alarm Systems  
Motor Controls  
Control Wiring  
Machine Connections

### **Civil Engineering**

Site Development  
Piers  
Docks  
Hurricane Barriers  
Municipal Works  
Dams  
Industrial Parks  
Waterfront Facilities  
Harbors  
Marinas

### **Environmental Engineering**

Environmental Impact Studies  
Lake Restoration  
Facilities Planning  
Wastewater Collection & Treatment  
Water Supply & Distribution  
Solid Waste Management  
Water Pollution Control  
Water Recovery Systems  
Industrial Waste Treatment

### **Hydraulic Engineering**

Flood Control  
Drainage Systems  
Hydrologic & Hydraulic Studies  
Dam & Flood Protection Works  
Stormwater Retention Design  
Shorefront Protection Design

### **Urban & Regional Planning**

Land Use Studies  
Recreation  
Campus Planning  
Office Parks  
Commercial Centers  
Industrial Parks  
Hospital Planning

### **Transportation Planning & Design**

Transit Planning  
Corridor Studies  
Transit Facilities  
Traffic Engineering  
Highway & Road Design  
Airport Planning & Design  
Railroad Design  
Impact & Operations Analyses  
Marketing Program Development  
Bridge Design





JAMES E. RYAN - SENIOR ASSOCIATE

POSITION: Chief Electrical Engineer and Department Head

EDUCATION: Coyne Electrical and Technical School  
General Electric Lighting Institute, Nela Park  
Cleveland, OH (Advanced Lighting Course)  
Illuminating Engineering Society - Advanced Lighting  
Problems Course  
Electrical Institute, Advanced Electrical Problems Course

REGISTRATION: Professional Engineer - Massachusetts

ASSOCIATIONS: Massachusetts Society of Professional Engineers  
National Society of Professional Engineers

PROFESSIONAL BACKGROUND:

Mr. Ryan has been with Keyes Associates since 1978 and is currently responsible for the design and management of all electrical projects. His experience has been in a widely diverse range of projects including medical, industrial, educational, commercial and housing. Recent project experience includes:

- WalthamWeston Hospital, Waltham, MA - A 73,000 SF, 3-story critical care building.
- WalthamWeston Hospital, Waltham, MA - For approximately 300,000 SF building complex.
- Winchester Hospital, Winchester, MA - A 100,000 SF addition with a Multiplex Fire Alarm System.
- Raytheon Company, EDM (East Complex), Waltham, MA - Raytheon Company and Keyes Associates worked together to select a light source for a new 100,000 SF addition. Color was a very important factor.
- Gerald D. Hines Interests, Framingham, MA - Three office buildings; this was a recently-completed project with exceptional lighting. This lighting system was exceptional because of the lower-than-average first cost and one of the lowest watts per square foot. This system has been used by a number of large companies after being introduced by Keyes Associates.
- Instrumentation Laboratory, Inc., Andover, MA - The electrical design for this new 140,000 SF building within a 5-building site complex included primary metering and high-voltage design for the entire complex. The electrical and mechanical systems were designed with provisions for a future microprocessor and energy management capability.







JAMES E. RYAN - SENIOR ASSOCIATE - Continued

- Sewage Treatment Plant, East Windsor, CT - The electrical design of a new addition to an existing plant. Designed new variable-speed drive systems for new and existing motors.
- Navy Exchange Complex, Newport, RI - HID lighting was used for the retail area.

Other project experience of notable interest includes the electrical design for the Rockefeller University Tower Building and Plaza, New York City, NY; two office buildings at the Southern Illinois University; Northeast Regional Hospital in St. Johnsbury, VT; Mercantile Wharf Building in Boston, MA; New Bedford Housing for the Elderly; low voltage and centrally-controlled lighting for the library at Boston University's School of Medicine.

The Intensive Care Nursery at the Medical Center Hospital in Vermont which was a unique lighting project that aided a specialized medical treatment for infants, the Worcester Memorial Auditorium with high-pressure sodium lighting, and the Rare Book Library at Harvard University were other specialized projects.



## **PROJECT TEAM ORGANIZATION**



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## PROJECT TEAM ORGANIZATION

### Paul C. K. Lu and Associates

- Paul C. K. Lu AIA, ASLA, APA  
Principal In Charge/Project Designer
- Chris Brown ASLA  
Project Manager
- Project Staff  
  
Katie Burney ASLA  
  
E. K. Tan  
  
Ivy NG

### BSC Group

- Charles A. Kalaukas, P.E.  
Vice President/Engineering Coordinator
- William D. Carlson  
Senior Associate/P.E.  
Project Civil Engineer
- David Garcelon, PLS  
Associate/Project Surveyor
- Project Staff

### Keyes Associates

- James E. Ryan  
Senior Associate/Electrical Engineer
- Project Staff



## FEE PROPOSAL





# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## Fee Proposal

We are prepared to provide streetscape design and engineering services for 7% of the total construction budget.

This fee amount will include all services enumerated in the Request For Proposals except the following which shall be considered additional services.

- Existing Conditions Survey
- Drawings and Report for Other Agencies
- Borings, Tests and Special Investigations
- Resident Engineering and Inspection Services



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## BILLING RATES & MULTIPLIERS

### PAUL C. K. LU AND ASSOCIATES

Principal	\$60/hr.
Associate/Project Manager	\$50/hr.
Project Landscape Architect	\$45/hr.
Draftsperson	\$35/hr.
Administrative/Technical Support	\$25/hr.
The above billing rates are based upon 2.5 x salary.	

### THE BSC GROUP

Principal/Senior Associate	\$90/hr.
Senior Engineer	\$75/hr.
Staff Engineer	\$50 - \$60/hr.
Draftsperson	\$45/hr.
Technical Support	\$30/hr.
2 Man Survey Crew	\$75 - \$90/hr.
Resident Construction Inspector	\$40/hr.

The above billing rates are based upon 2.5 times direct personnel expenses.

### KEYES ASSOCIATES

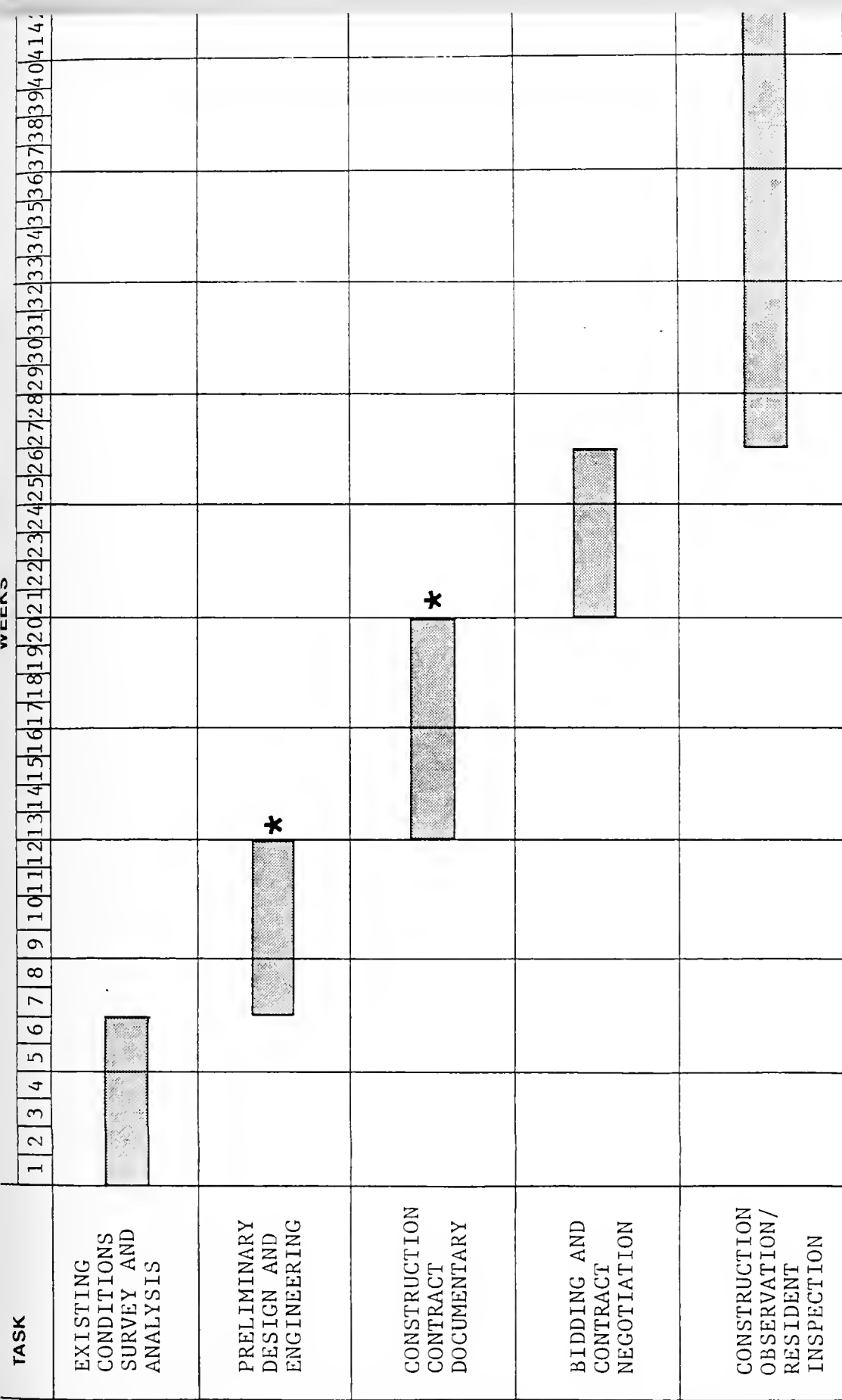
Associate/Project Manager	\$75/hr.
Staff Engineer	\$50/hr.
Draftsperson	\$40/hr.

The above billing rates are based upon 2.5 times direct personnel expenses.



## **PROJECT SCHEDULE**





★ Design Review

NOTE : The table above depicts consultant team project scheduling exclusive of review time by Public Agencies.





**MBE CERTIFICATION/  
AFFIRMATIVE ACTION POLICY**





*The Commonwealth of Massachusetts*

*Department of Commerce and Development*

*Leverett Saltonstall Building, Government Center*

*100 Cambridge Street, Boston 02202*

7:7 3221

March 27, 1987

Paul C. K. Lu,  
Paul C. K. Lu and Associates  
69 Trapelo Road  
Belmont, MA 02178

Dear Mr. Lu

The State Office of Minority and Women Business Assistance (SOMWBA) is pleased to notify you that your firm was reviewed on 3/05/87 and certified as a minority owned business enterprise (MBE) under the category of Landscape Design Architects. The company will be listed in the SOMWBA Directory which is published regularly and in the Massachusetts Central Register which is also published at regular intervals.

Additionally, the SOMWBA Directory is sent to other state agencies and authorities such as the Massachusetts Port Authority, Turnpike Authority, Department of Public Works, cities and towns and many other public and private organization who seek to fulfill MBE utilization requirements.

Certification is not a fixed designation and SOMWBA reserves the right to monitor your company and to conduct periodic reviews of your company's books, contracts, company structure, facilities, job locations, and to withdraw its certification of your firm should this become necessary.

On or before your firm's certification anniversary date of (3/05/88), plan to send to us the following documents:

- (1) The latest company financial statement
- (2) The latest U.S. Corporate Tax Return or your U.S. 1040 Schedule C
- (3) An updated work history
- (4) Corporations submit annual certificate of condition. Sole Proprietor and Partnerships submit a notarized statement indicating whether there has been any changes in the firm's legal structure, ownership or control.

Sincerely,

*Mukiya Baker-Gomez*

Mukiya Baker-Gomez, Deputy Commissioner  
State Office of Minority and Women Business Assistance

REGIONAL OFFICES

REGION I

MASSACHUSETTS BLDG  
AVENUE OF STATES  
WEST SPRINGFIELD, MA 01089  
TEL: (413) 739-5600

REGION II

D.E.S. BLDG.  
51 MYRTLE STREET  
WORCESTER, MA 01608  
TEL: (617) 757-2075

REGION III

450 AIKEN STREET  
LOWELL, MA 01854  
TEL: (617) 454-0303

REGION IV

SALTONSTALL BLDG  
100 CAMBRIDGE STREET  
BOSTON, MA 02202  
TEL: (617) 727-3210

REGION V

1213 PURCHASE STREET  
NEW BEDFORD, MA 02740  
TEL: (617) 727-5370



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## AFFIRMATIVE ACTION POLICY STATEMENT

PAUL C. K. LU AND ASSOCIATES accepts as their operating affirmative action policy, the following statement in its entirety: (In accordance with the following applicable laws:

1. Title VII of the Civil Rights Act of 1964 as amended by the Equal Employment Opportunity Act of 1972.
2. Executive Order 11246 as amended by Executive Order 11375.
3. The Equal Pay Act of 1963.
4. The Age Discrimination in Employment Act of 1967.
5. Title 41 Public Contracts and Property Management Chapter 60 Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor.
6. Section 503, Rehabilitation Act of 1973.
7. Section 402, Vietnam Era Veterans' Readjustment Act of 1974.
8. Fair Employment Practices Act.
9. Applicable State & Local Laws.

"It is the policy of the firm to assure that no person is discriminated against in any activity or program undertaken by the firm on the grounds of race, color, creed, religious belief, sex, national origin, ancestry, marital status, physical disability or blindness, criminal record, mental disorder, status as a disabled or Vietnam veteran and/or age. These include the following protected classes: Blacks, Spanish-surnamed Americans, Asian Americans, American Indians, Women, and the Handicapped.



In addition, this firm is committed to affirmative action to the extent that the guidelines set out below will be fully executed and implemented in a good faith manner to effectively attempt to provide equal opportunity for all.

1. Objectives. Affirmative action requires positive, aggressive and effective steps to attract job applications from minority groups and women; to hire those who are qualified or who are trainable; to train employees for future advancement; and to advance those who are qualified without regard to the areas listed above. Affirmative action also requires the training and counselling of supervisory and management personnel in the effective supervision and management of all employees with emphasis on the particular problems of minority, handicapped and female employees.
2. Requirements. In order to implement an effective Affirmative Action/Equal Opportunity Compliance Program it is necessary that the problems inherent in minority and female employment be identified and analyzed and the opportunities for the utilization of minority group personnel and women be evaluated and emphasized. The Program, therefore, will provide, in detail, for specific steps to ensure equal employment opportunity keyed to the problems and needs of minorities and females in general and to the particular circumstances of each locality. For the long view, Paul C. K. Lu and Associates hereby resolves that we will continue to direct every reasonable effort toward increasing the number of minorities and women at all levels within our profession.





We recognize that it is, at present, impossible to attract qualified minorities in the quantities required to completely satisfy the need of our whole profession, because of the immense shortage of qualified minorities that exists. However, as a genuine effort toward a proper balance for the short term, we will continue to actively search for firms which are owned or controlled by women and minority persons, and set up joint ventures, or subcontract with them.

3. Evaluation. The Affirmative Action/Equal Opportunity Compliance Program will provide the following on a continuous basis:
  - a. An analysis of minority and female employees in all job categories.
  - b. An analysis of hiring practices to determine whether the equal employment opportunity is being afforded in all job categories.
  - c. An evaluation of recruitment sources as to their effectiveness in referring qualified minorities and women.
  - d. An analysis of upgrading, transfer and promotion to determine whether equal employment opportunity is being afforded.
4. Implementation. In order to implement our Affirmative Action/Equal Opportunity Compliance Program, Paul C. K. Lu and Associates shall include the following:
  - a. Establish methods to increase the number of minorities and female applicants for employment.



This is to include, but not be limited to:

- 1) Present sources of job candidates will be urged to refer qualified minorities and women
  - 2) Employment advertising will continue to include a statement reflecting our office status as "An Equal Opportunity Employer M/F". In addition, we will utilize minority and female oriented media as vehicles for recruitment advertising.
  - 3) All open positions will be posted in each office in order to encourage minority and female employees to refer their qualified friends and relatives for job vacancies, where applicable. Promotion from "within" will also be assisted by this publicity.
  - 4) Minority and female students will be sought for inclusion in summer employment programs.
  - 5) We will work closely with minority organizations as a source of obtaining qualified minority applicants of both sexes.
- b. Recruit, hire, train and promote for all job classifications without regard to the areas listed in the first paragraph of this statement.
  - c. Base decisions on employment solely upon the individual's qualifications for the position being filled.
  - d. Make promotional decisions only on the individual's qualifications as related to the requirements of the position to be filled.



- e. Insure that all other personnel action, such as compensation, benefits, transfer, layoffs, returns from layoffs, Company-sponsored training, education, tuition assistance, social and recreational programs, are administered without regard to the areas listed in paragraph one of this statement.
5. Responsibility. With the full support of line management, the Equal Employment Opportunity Officer, Paul C. K. Lu, AIA, ASLA, APA, will be responsible for the administration of the Program as required by the circumstances of this Office. The EEO officer will:
- a. Set goals which are to be significant, measurable, and attainable. These goals should be specific as to planned results.
  - b. Identify problem areas by department, location, job classification, etc., and take remedial action.
  - c. Conduct periodic reviews of the progress made under the Affirmative Action/Equal Opportunity Compliance Program.
6. Office Coordination. The Office total Program is to be coordinated through the Equal Employment Opportunity Officer.

Paul C. K. Lu and Associates has used an Advisory Committee on an informal basis for some time. The members of the committee are Mr. Paul C. K. Lu, Ms. Miriam Bone, and Ms. Rosalyn Weinstein. The composition of the committee offers us the advantage of having input from a management person, a female professional, and a member of the clerical unit. The scope of this information is most valuable in terms of E.E.O. to offer feedback and potential alteration of our program.



7. The intent of our Affirmative Action/Equal Opportunity Compliance Program is to attempt to realize an employee population which is consistent with the general area population in the Landscape Architect-Site Planner field, it is still evident, however, that the percentage of minorities and women in our field has not increased to any appreciable degree. Paul C. K. Lu and Associates realizes that the attainment of this objective is dependent upon a gradual upgrading of the minority and women situation in the available job market. Paul C. K. Lu and Associates has and will continue to commit itself to assisting consciously in this upgrading effort to implement and accelerate equal opportunity for all employees and applicants for employment. This plan and its policies are expected to achieve for Paul C. K. Lu and Associates the elimination of any discriminatory practices that might exist, and the nurturing of an environment within the firm which promotes and supports equal opportunity and treatment at all areas of the Paul C. K. Lu and Associates organization. Our management at all levels, is required to make every good faith effort to achieve this intent.

Paul C. K. Lu, AIA, ASLA, APA, Principal of Paul C. K. Lu and Associates reiterates the Office policy in the following statement:

I am personally committed to the effective implementation of the Office affirmative action policy and program. Further, I direct all supervisory personnel to carry out their affirmative action responsibilities with the same dispatch and expertise normally applied to their regular job duties.

---

Paul C. K. Lu  
EEO Officer

---

Paul C. K. Lu  
Principal

---

March 24, 1988





**RELATED PROJECTS**  
**PLANS AND GRAPHICS**



1. WINCHESTER CENTER URBAN DESIGN  
& STREETScape IMPROVEMENTS  
WINCHESTER MASS.
2. LOWELL C.B.D. STREETScape IMPROVEMENTS  
LOWELL MASS
3. FAYETTEVILLE TRANSIT MALL & LINKAGE  
(OLDE FAYETTEVILLE COMMON)  
FAYETTEVILLE N.C.



---

# WINCHESTER CENTER URBAN DESIGN

WINCHESTER, MASSACHUSETTS

Urban design and landscape services for Winchester Center. By bringing the retail district to the open space and the open space to the retail district, a green necklace has been created tying the commercial, civic, religious, cultural, and public transportation functions together. Public investment has reawakened private sector investment. Two new restaurants, new shops and a renovated office building are moving into the project area before Phase I completion. These physical improvements fulfill the town's primary goal of economic revitalization for the center.

**PAUL C. K. LU & ASSOCIATES**





WINCHESTER CENTER STREETSCAPE IMPROVEMENTS

Winchester, Mass.

PAUL C. K. LU & ASSOCIATES





PROJECT NAME:

Winchester Downtown Pedestrian System and River  
Walkway, Winchester, MA

PROJECT DESIGNER:

Paul C.K. Lu, AIA, ASLA

FIRM NAME:

Paul C.K. Lu and Associates

GENERAL DESCRIPTION:

The Town of Winchester, Massachusetts, then known as Waterfield, was incorporated in the year 1638. The variety of historic buildings, the nearby river, ample open space, a thriving retail district and a civic-minded, involved citizenry have remained disparate, unrelated pieces.

Paul C.K. Lu and Associates worked to bring all these existing jewels together in order to create a more cohesive necklace for the Town of Winchester. Constraints such as narrow sidewalks, and railroad tracks which served to cut the Town in half, were major considerations for the design team.

Citizen participation became an important part of the decision making process. All design ideas were reviewed by the Citizen Design Review Committee which included local merchants, Town officials, bankers, clergymen, historians, librarians, real estate brokers, planners, public works officials, and maintenance workers. Together citizens voted on and approved final design decisions involving brick pavement details, signage, lighting standards, street furniture, and street tree and shrub varieties.

The design concept of tying the existing assets of the Town together resulted in a Downtown more strongly related to nearby open space and a more unified underlying physical structure for the Town of Winchester.



# THE WINCHESTER STAR

VOL. CIII, NO. 52

14 Pages Main Section, 30 Page Calendar

Winchester, Mass., Thursday, August 16, 1984

Two Sections

50 cents

## Ushering In A New Era For Center

### *Residents, Merchants Applaud*

Winchester Center finally has a whole new look.

Electric street lights illuminate the new brick sidewalks and newly planted trees. New signs are going up on storefronts.

There are suddenly benches to sit and eat ice-cream on during a hot summer night. Even trash has a quaint new place to go — in curly, decorative new garbage receptacles.

In less than two months, a host of empty stores have been rented out. There is a new hope and a new spirit in the town. Merchants are optimistic about the future. Shoppers are strolling on the bricks, pointing out the new changes with pride.

The \$650,000 face-lift is almost complete.

Of course, not everyone is enthusiastic about the changes. However, the overwhelming majority of merchants and residents interviewed recently by The Star were thrilled by the new downtown.

• "I think it is wonderful — beyond my wildest expectations. It's a bit of Rodeo dr. come to Winchester. I absolutely love it." — Dorothea Breslin, owner of Dorothea Florist.

• "Who wouldn't like it? It looks great. I'm just relieved that it is finally done." — Joseph Polvere, owner of One Or Two Things.

• "I think it makes the town more

quaint — like Lexington. It looks a lot better." — Lulu Kermond, student.

• "It's a lot classier." — Rhonda Wozniak, The Mitterling Method.

• "I was a real skeptic in the beginning, but now I'm 100 percent behind it. We should have done this decades ago. It's so nice to see the town using the benches and the lights. I hope some of the stores will begin staying open one night a week now, too. I'm grateful that John Connery came along." — Joan Blank, owner, The Praying Mantis.

• "I like it, but I would prefer to see the bricks around the Common, instead of on the sidewalks. I feel it

*(Reaction - Page 11)*

### ★ *Reaction*

*(Continued From Page 1)*

may be hazardous, especially to the elderly. But aside from that, I like it. We had do do something. I hope it is will bring some more stores here so that there will be something to come downtown for." — Marjorie Lapoint, Taft dr.

• "It's very, very nice. I was away, so I didn't know all this was coming. I was shocked when I saw those lamps and those benches. It's very tasteful. I think it really goes with the town. Now, I'd like to see them bring Filene's back." — Jean Garvey, Washington st.

• "It's awesome. I just wish we had a Newbury Comics." — Levin Yilmaz, student.

• "I don't like it. It's too much like Harvard Square. And the lights are too bright. We're being blinded by the

lights." — Neil Cullen, Forest st.

• "It brings a quality atmosphere to the town. I'm very happy about it." — Kevin Foley, owner of the Locatelli Trust building in the Center.

• "I like the lights, but it doesn't really make that much of a difference to me over all." Deborah Cogan, Winchester Drug.

• "I don't like it at all. I think it looks funny. It doesn't look right." — Mary Ellen Flynn, student.

• "People said the downtown needed a softening, and that's what we gave it. For so long, we kept hearing, 'Why can't we be more like Lexington?' Well, now we are. It's a lot more aesthetically pleasing." — Richard Malcolm, president of the Chamber of Commerce and owner of Winchester Jewelers Ltd.

• "It gives the town a certain flavor, but there wasn't much they could do. We need a better attitude towards the center. I mean, the sidewalks might look impressive, but we need a winning shops as well." — Robert Mario, Vision Care.

• "I'm ecstatic. It's about time Winchester Center had a facelift. I have a few reservations about the lighting, but I think I'll wait a bit on those." — Police Chief John McHugh.

• "It looks nice, but it doesn't improve the shops. I'd like to see some more clothing shops in town." — Kay Durante, police secretary.

• "It's the old-fashioned look. Wonderful." — Jane Wynn, The Mitterling Method.



## **FIRM QUALIFICATIONS STATEMENT**



## QUALIFICATION STATEMENT

The firm of Paul C. K. Lu and Associates possesses a long and successful history in the renovation and redesign of urban streetscapes. The wealth of experience we have gained from working with public agencies makes us particularly well-qualified to undertake this assignment for the BOSTON REDEVELOPMENT AUTHORITY

The selection of Paul C. K. Lu and Associates to provide design/engineering services for the ST. BOTOLPH STREET Streetscape Improvement Program offers the following advantages:

- DESIGN QUALITY

Despite the fact that we are a small firm, we have won 15 national and international awards for our design and planning efforts.

- CONSTRUCTION DRAWINGS AND SPECIFICATIONS

Our comprehensive, detailed Contract Documents communicate clearly to the contractor all requirements for the successful construction of the project.

This insures the implementation of the design intent,  
Encourages the lowest possible bids by eliminating guesswork,  
Reduces cost overruns due to field change orders.

We have won a regional award from the Construction Specification Institute for CSI format specification writing.

- COST ESTIMATES

Since we have designed and supervised construction of numerous Urban Streetscape Improvement Projects over more than 15 years, we know what costs are associated with such work as well as variables affecting costs.

We constantly monitor the bidding climate.

Our cost estimates are always current.

We make use of both in-house and consulting cost-estimators using contractors as a final check.

- PRESENTATION SKILLS

A hallmark of Paul C. K. Lu and Associates is professional presentation. Our innovative public participation workshops won an award from the Department of Housing and Urban Development.

- SCHEDULING

We work closely with the client in order to keep the project on schedule and are committed to cost-effective and timely project completion.





**Goodbye, Tom Groux**  
Winchester's First Town Manager  
Looks Back On Nine Years - Page 7



**Hello, Louisville**  
A Look At The Capital  
Of Bluegrass Country - Page 3B

INDEX	
Police Log	4
Social	6
Obituaries	13
Legals	14
Classified	5B

# THE WINCHESTER STAR

14 Pages Main Section, 20 Page Calendar

Winchester, Mass., Thursday, August 16, 1994

Two Sections

50 cents



...of construction and  
...will be completed next  
...brick in front of Randall's  
...remain to be done. Before  
...show the changes from  
...rick, light poles and trees.



## After ing In A New Era For Center

### Residents, Merchants Applaud

Winchester Center finally has a whole new look. Electric street lights illuminate the new brick sidewalks and newly planted trees. New signs are going up on storefronts.

There are suddenly benches to sit and eat ice-cream on during a hot summer night. Even trash has a quaint new place to go — in curly, decorative new garbage receptacles.

In less than two months, a host of empty stores have been rented out. There is a new hope and a new spirit in the town. Merchants are optimistic about the future. Shoppers are strolling on the bricks, pointing out the new changes with pride.

The \$600,000 face-lift is almost complete.

Of course, not everyone is enthusiastic about the changes. However, the overwhelming majority of merchants and residents interviewed recently by The Star were thrilled by the new downtown.

"I think it is wonderful — beyond my wildest expectations. It's a bit of Rodeo drive come to Winchester. I absolutely love it," Dorthea Hreslin, owner of Dorthea Florist.

"Who wouldn't I like it? It looks great. I'm just relieved that it is finally done," Joseph Polvere, owner of Fine Art Things.

"I think it makes the town more

quaint — like Lexington. It looks a lot better," Lulu Kermand, student.

"It's a lot classier," Rhonda Wozniak, The Mitterling Method.

"I was a real skeptic in the beginning, but now I'm 100 percent behind it. We should have done this decades ago. It's so nice to see the town using the benches and the lights. I hope some of the stores will begin staying open one night a week now, too. I'm grateful that John Connelly came along," Joan Blank, owner The Fraying Mania.

"I like it, but I would prefer to see the bricks around the town, instead of on the sidewalks. I feel it

investors who are bringing a host of new stores to Winchester.

"We've got the book store coming in from Winchester Terr 1, the two mid-towns, the new clothing store on Thompson St., Diane Lewis and Janice Kasarjian's new place, and the office building coming into the old Purity Supreme," noted Connelly.

"What we've done with the bricks and all is nice, and I like it," continued Connelly. "But I like signed leaves a whole lot better."

With the reconstruction of the streets and the merchants' morale improved, the next challenge for the downtown in late is how to make the most out of the new improvements.

I think the merchants are going to have a lot of new opportunities, said Connelly. They've had to do new people coming in when the Purity Office building opens. The nighttime business from the restaurants is going to help — especially the Christmas trade.

But each individual merchant is going to have to take advantage of the opportunities, said Connelly.

(Reaction - Page 11)

(Center - Page 11)

## New Entrees Into Town

### One Restaurant Seeks Liquor License, Second To Follow Suit

By DAVE LEECO

The restaurants are coming.

One restaurateur, Louie Manzoni, who hopes to start a restaurant on Converse pl., submitted his application for a liquor license to selectmen this week.

And the second entrant in the restaurant scene, Steven Yanoff, is one or two weeks away from completing plans for his Winchester Crossing on Winchester Terr. and will soon be making his bid for a liquor license.

Although Yanoff was the first of the two to begin plans for a Winchester restaurant — he's back in March — Manzoni got his proposal together quickly.

Manzoni made his first presentation to the selectmen in May, explaining that he duplicates the success of his Needham restaurant, Maximilian's, by putting a Maximilian's into the Converse pl. store now owned and occupied by Wilson's Upholsterers.

Since then, he has signed a lease, put the finishing touches on his interior plans, and decided to re-do the exterior of the building.

This week, Manzoni sent a letter to selectmen asking them to grant him one of the three liquor licenses the town can give out. One of the three is already held by Randall's Restaurant on Mt. Vernon st.

Selectmen have set a hearing on the application for Sept. 10.

Maximilian's would be a relaxed, informal restaurant, "casual, but not so formal that people don't feel comfortable coming in in sports clothes and sitting for a couple of hours drinking coffee and eating pastry," Manzoni told selectmen to May.

The menu at the Needham version of Maximilian's is laden with rich desserts, ice cream, and all kinds of sandwiches, stuffed with everything from avocado to smoked lamb.

(Entrees - Page 14)

## Woburn Loop Eyed For Housing

Preliminary plans for building moderate-income, scattered site housing in town will be presented to state officials this week.

A subcommittee of selectmen and members of the Planning Board and Winchester Housing Authority has been discussing building housing units along the Woburn Loop land and on town-owned sites near the North Reervoir.

The 24-unit housing units would be built in two and three-family homes, with rents subsidized through the Winchester Housing Authority.

The town now owns three houses, on Allen st., Reservoir 41, and Highland ave., that might be used for moderate income housing.

But the Woburn Loop land, stretching 100-feet wide from the Center to the Woburn border, now looks like the best place for subsidized housing, town officials feel.

The town is negotiating to purchase the Woburn Loop property. A title search — the last step before the town and the MBTA pass papers on the property — has just been completed on the land.

Those goombies — especially the Woburn Loop — will be explained to state officials in a meeting between the town subcommittee and the Executive Office of Communities and Development this morning.

A final proposal for state funds will be submitted by Aug. 31.

The town has two reasons for moving quickly on housing plans proposed last month by the Winchester Housing Authority.

The first is the town's promise, made more than a year ago, to investigate scattered-site housing as part of the town's Fair Housing Policy.

The second is more practical. The

chase the Woburn Loop property. A title search — the last step before the town and the MBTA pass papers on the property — has just been completed on the land.

Those goombies — especially the Woburn Loop — will be explained to state officials in a meeting between the town subcommittee and the Executive Office of Communities and Development this morning.

A final proposal for state funds will be submitted by Aug. 31.

The town has two reasons for moving quickly on housing plans proposed last month by the Winchester Housing Authority.

The first is the town's promise, made more than a year ago, to investigate scattered-site housing as part of the town's Fair Housing Policy.

The second is more practical. The

(Housing - Page 14)

## ry And Rotondi On The Campaign Trail

### Rotondi Is On Attack

By LIZ WILLEN

Sam Rotondi was standing behind a huge banner bearing his name in Beverly last week, waving as people drove past him in the thick early morning fog.

"You've got my vote," a man in a station wagon shouted.

Rotondi, who is hoping to defeat in current Cong. Ed Markey on Sept. 16, turned to one of his campaign workers and smiled. "Those are the greatest words in the world," he said. "There is nothing Rotondi has better than campaigning."

When he took a two-day break this summer in vacation on the Cape with his wife and four young children, he found he couldn't relax. "All I could think about was this campaign," he admits.

And Sam Rotondi is the quintessential campaigner.

The former state senator is supremely confident, assertive and animated as he continues, others that he deserves to be sitting where his opponent is right now — in Congress.

Rotondi is bursting with ideas, energy and attacks on long-held Markey during a two-day break in campaigning. From 7:30 a.m. when his



Congressman Ed Markey went through the typical election campaign acts — pressing the flesh and eating hearty delicacies — at a Portuguese-American festival in Woburn last week.

### Markey Stresses Record

By LIZ WILLEN

Campaigning for re-election requires a seemingly endless amount of energy and stamina. But for Cong. Ed Markey, who has been putting in 16-hour days of campaigning since he won in Washington this summer, it requires a strong stomach as well.

"It's a good thing that I have a bottomless pit," laughs Markey, in between bites of an Italian cookie.

During a jam-packed, food-filled campaign day, people are constantly trying to feed the congressman.

At a morning house party in Winthrop, the hickies keeps piling his plate high with doughnuts, muffins and Greek pastries. He is not allowed to leave the house without a manila envelope stuffed full of fresh peaches and peppers from the garden.

Fragrant Portuguese specialties are placed before him at a Portuguese festival in Woburn. He is served ice cream cake at a birthday party in Wakefield. A midday visit to a Tewksbury home is worth a ham sandwich and a glass of milk.

It's lucky that Markey loves to campaign as much as he loves to eat. And with less than a month left before the Democratic primary, he is going

(Markey - Page 13)

Rotondi managed to chat with every one of the 350 people in Boston Harbor last week.

(Staff photo by Amy Greene)

(Rotondi - Page 13)



STAR EXTRA

# Center's New Look

## And A Glimpse At The Old

★ Reaction (Continued From Page 1)

may be hazardous, especially to the elderly. But aside from that, I like it. We had to do something. I hope this will bring some more stores here so that there will be something to come downtown for." — Marjorie Lapoint, Taft dr.

• "It's very, very nice. I was away, so I didn't know all this was coming. I was shocked when I saw those lamps and those benches. It's very tasteful. I think it really goes with the town. Now, I'd like to see them bring Filene's back." — Jean Garvey, Washington st.

• "It's awesome. I just wish we had a Newbury Comics." — Levin Yilmaz, student.

• "I don't like it. It's too much like Harvard Square. And the lights are too bright. We're being blinded by the

lights." — Neil Cullen, Forest st.

• "It brings a quality atmosphere to the town. I'm very happy about it." — Kevin Foley, owner of the Locatelli Trust building in the Center.

• "I like the lights, but it doesn't really make that much of a difference to me over all." — Deborah Cogan, Winchester Drug

• "I don't like it at all. I think it looks funny. It doesn't look right." — Mary Ellen Flynn, student

• "People said the downtown needed a softening, and that's what we gave it. For so long, we kept hearing, 'Why can't we be more like Lexington?' Well, now we are. It's a lot more aesthetically pleasing." — Richard Malcolm, president of the Chamber of Commerce and owner of Winchester Jewelers Ltd.

• "It gives the town a certain flavor, but there wasn't much they could do. We need a better attitude towards the center. I mean, the sidewalks might look impressive, but we need a winning shops as well." — Robert Mario, Vision Care

• "I'm ecstatic. It's about time Winchester Center had a facelift. I have a few reservations about the lighting, but I think I'll wait a bit on those." — Police Chief John McHugh.

• "It looks nice, but it doesn't improve the shops. I'd like to see some more clothing shops in town." — Kay Durante, police secretary

• "It's the old-fashioned look Wonderful." — Jane Wynn, The Mitering Method



STRING OF LIGHTS — Instead of saying they don't like the brick sidewalks downtown, some of the center project's critics have begun saying their aren't enough bricks — that Church st. along the Common should have been repaved. Yet the downtown project did put a string of lights along Winchester's centerpiece, and replaced the cracked and pitted macadam sidewalk along the Common with fresh macadam.



★ Center (Continued From 1)

"They've got to make the storefronts look better, make their signs look better."

"We've got a beautiful new store from Diane Lewis, we've always had a beautiful store from Joan Blank in Praying Mamas," continued Conery

"What she (Blank) has done is an excellent example of what you can do with good signs and good storefronts. Some landlords have already started to promote improvements in the downtown," Conery noted.

Kevin Foley, the landlord of the Locatelli Trust building which covers much of Main and Thompson sts., has started a program to help his tenants pay for new, carved, wooden signs.

"He realizes it's a plus to his building, as well as helping the look of the downtown," noted Conery

But that kind of cooperation isn't unexpected. The entire downtown reconstruction project required that people pull together.

"All the people I worked with — the Economic Development Committee, the selectmen, the Planning Board — I always felt I had a lot of local support," said Conery.

And a good deal of the credit for the success of the downtown project goes to a local resident, Fred Desimone, whose S&J Development Co. was put in charge of the work.

Desimone personally supervised the downtown work, making spot checks every evening and meeting with Conery and architect Paul Lu every week. As a resident, he wanted to make sure his neighbors would have no complaints.

"I can't say enough about Fred, and on the day-to-day work, about John Santucci, a heck of an efficient project manager," said Conery.

"The merchants appreciated them so much, by the end they were buying the workers coffee."

Now, it is up to others to put an effort into the downtown.



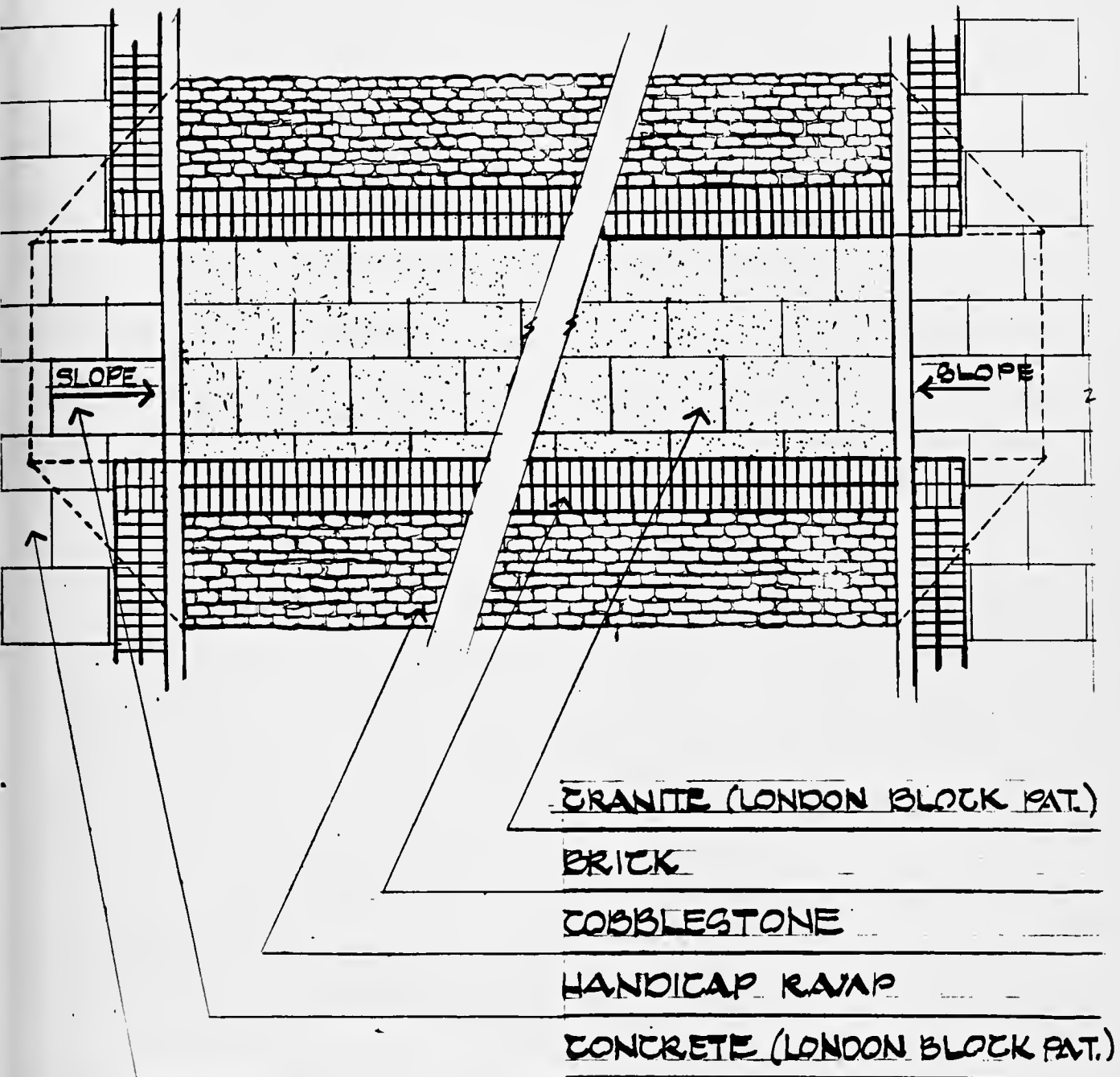
BRICK WORK — More than 120,000 bricks replaced the concrete sidewalks of downtown Winchester. Finishing up the brickwork is the final job left for the downtown project — the bricklayers are just waiting for the brick manufacturer to provide one last load of bricks, so they can finish up Mt. Vernon st. and Waterfield rd. The final brick should go in by tomorrow.



Probably the biggest change in the downtown came along Main st., where two small pedestrian malls, complete with trees and benches went on the corner of Thompson and Main sts.





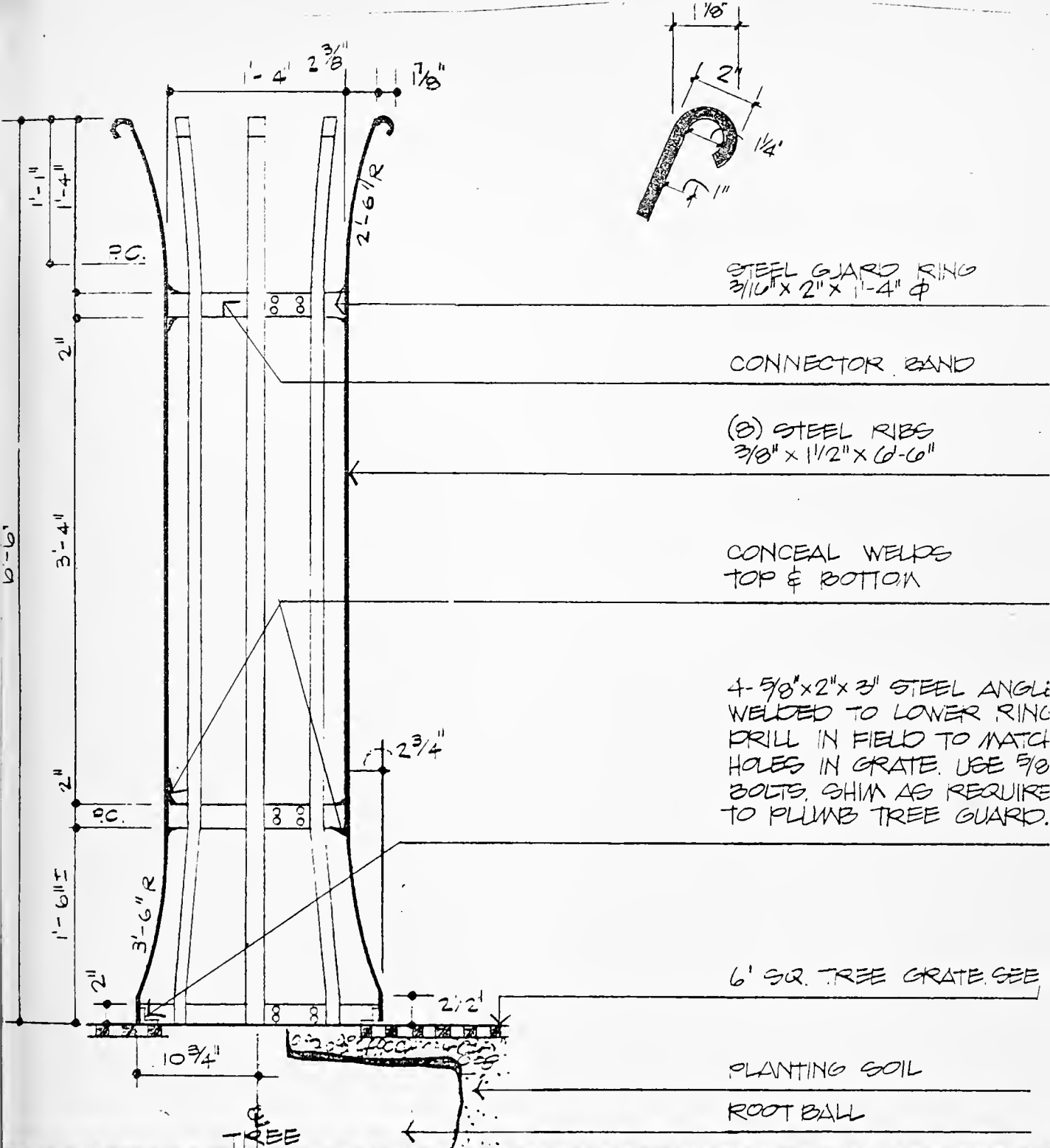


CROSSWALK  
PLAN

$\frac{1}{4}" = 1'-0"$

WINCHESTER CENTER  
PAUL C. K. LU AND ASSOCIATES



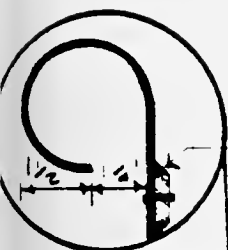


**TREE GUARD  
ELEVATION**

**WINCHESTER CENTER**  
**PAUL C. K. LU AND ASSOCIATES**

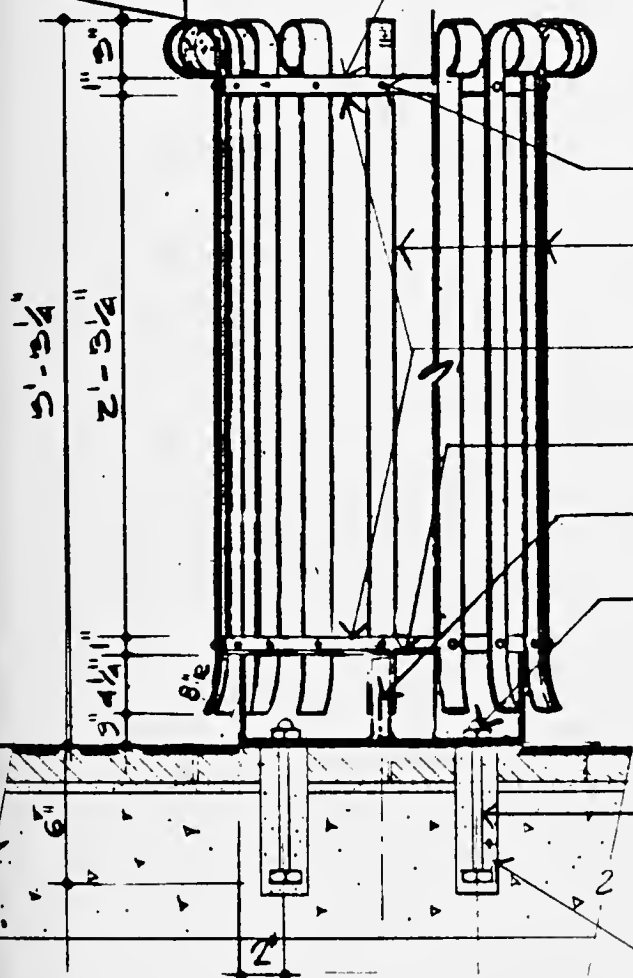






WELD

5 L 7 X 10 L-ANGLE WELDED TO  
STEEL FLAT BAR & METAL  
BASKET.



1/4" STEEL RIVET

1/4" X 1/2" STEEL FLAT BARS (4 REQ'D)

4" X 1" STEEL FLAT BAR RING

1/4" X 1" STEEL FLAT BAR.  
SEE SECTION.

1/2" X 1" STEEL FLAT BAR.

ACORN NUT

1/2" DIA BOLT GALV'D.

1" DIA. CORED HOLE  
FILLED W/ EPOXY GROUT

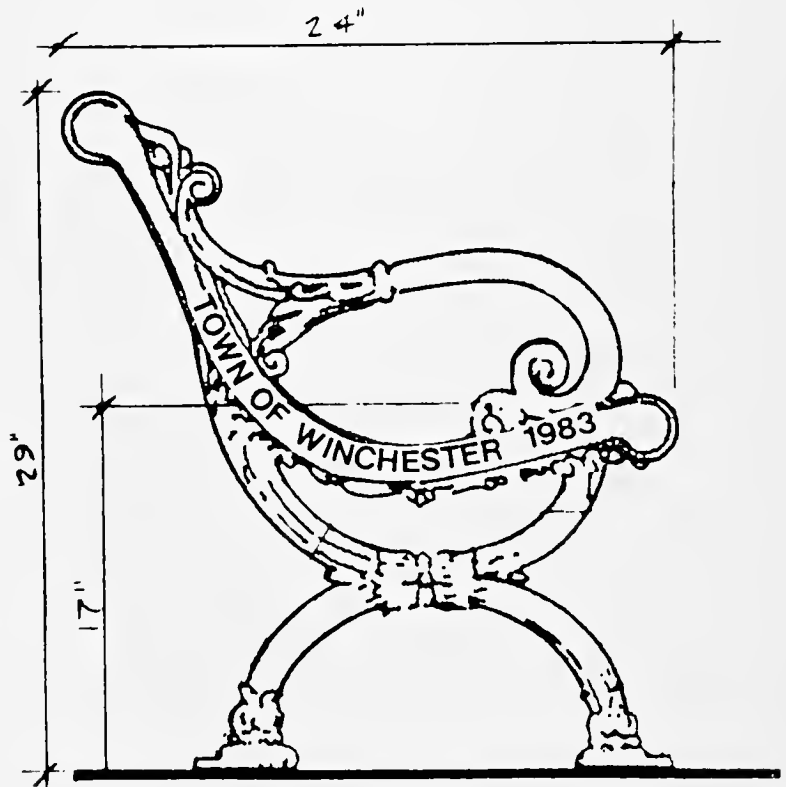
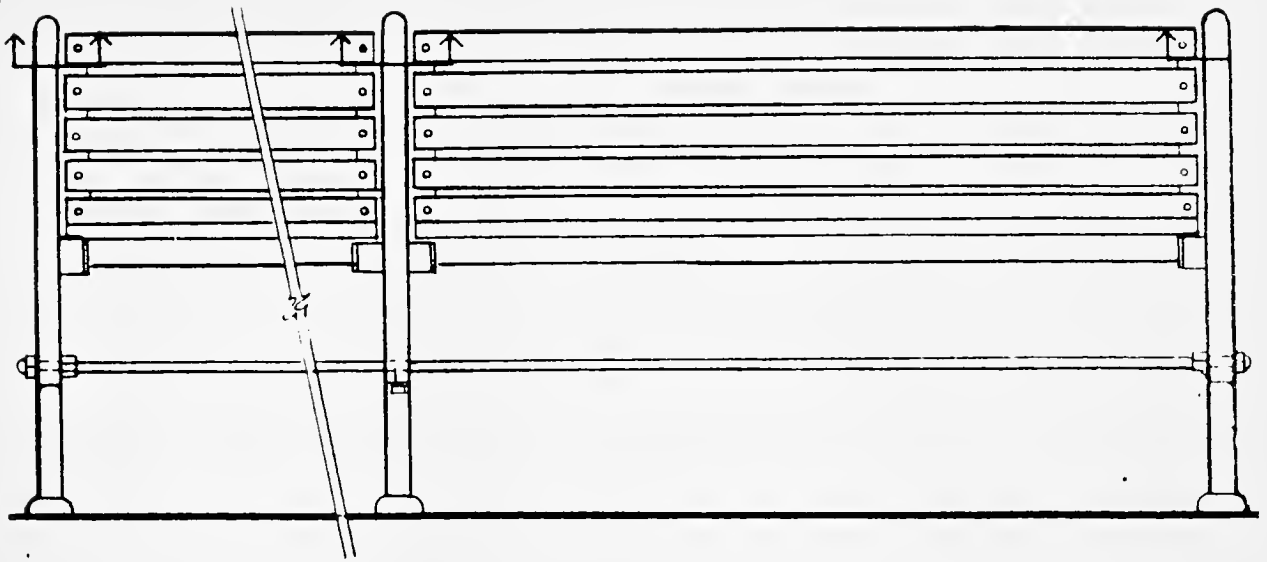


TRASH RECEPTACLE  
ELEVATION N.T.S.

WINCHESTER CENTER

PAUL C. K. LU AND ASSOCIATES





BENCH  
ELEVATIONS

N.T.S.

**WINCHESTER CENTER**  
PAUL C. K. LU AND ASSOCIATES



# THE WINCHESTER STAR

VOL. CII, NO. 37

Winchester, Mass., Thursday, May 5, 1983

## *Lights, Camera, Action!*

### **This Summer Winchester Center Gets New Streetlights Park Benches, Sidewalks And More**

By SUSAN SCHNECK

Yes, it's really going to happen. This August installation of new sidewalks, benches, trees, streetlights, scenic plazas — the works — will begin in Winchester center.

Last Friday, town officials made the final selection of a firm to provide construction drawings for the downtown plans. The plans are scheduled to be completed by July when bids will go out to contractors. All the construction in Winchester center should be completed by mid-November when the Christmas shopping begins, town officials said.

"I'm so excited that it's all actually going to happen," said Economic Development Coordinator John Connery, who has been working on center revitalization plans for two years. "I'm happy for the town. The people of Winchester will now get something they'll really have for a long time."

The Winchester center Design Consultant Selection Committee — a group of town officials — chose the firm of Paul C.K. Lu Associates of Belmont.

"This firm will also handle the construction supervision," Connery said. "They will make sure the work is done according to their specifications."

The firm will be paid \$25,000 for the design work and an hourly rate for the construction supervision which will

probably not exceed \$12,000.

Connery estimated that general survey work which will follow the design work will cost between \$12,000 and \$15,000.

"The survey will be expensive but it's absolutely crucial because you can't do the design work without knowing what is in the ground," Connery said. "We need to know every location of gas, water, sewer and television lines before we start digging up the streets with bulldozers."

"If you don't know what's in the ground before you begin, you'll eat up 10 times that (\$12,000-15,000) amount," he added. "The design firm will get the bids for a survey team and then we'll pick from them."

Connery noted that the final decision on firm selection was a tough one. "We finally came down to about three firms who could have all done the job, but we picked this one because we just thought Mr. Lu's experience, coupled with his approach to the project, would be the best value for the town."

Lu is a graduate of the Harvard University Graduate School of Design. His firm has had significant center revitalization experience in Lowell and other parts of the country, Connery noted. The firm won many design awards including two national honor

awards from the federal Dept. of Housing and Urban Development (HUD) for Urban Environment Design, first prize in the Japan Architects Inc. design competition for medium density low-rise housing, a merit award in the Vietnam Veterans Memorial Design Competition,

and a national award for Lowell downtown development under HUD's National Recognition Program for Community Development Partnership.

The town officials who selected Lu's firm are Town Manager Thomas Groux, Town Engineer Jake Garcia, Public Works Director Dominic Serratore, Beautification Committee Chairman Charles Tseckares, and Connery.

Funding for the project will come from a state grant of \$337,000 for downtown improvements and the recent Town Meeting allocation of \$250,000 for new streetlights. (See related story.)

Connery said he will welcome opinions from residents and local merchants on design decisions. "We can get that public input at the public meetings we will have with the consultants," he said. "A design review committee consisting of all the appropriate town boards and committees will be established to review the design program as it progresses."





*The Commonwealth of Massachusetts*  
*Executive Office of Transportation & Construction*  
*Office of the Secretary*

*10 Park Plaza, Room 3510*

*Boston, MA 02116-3969*

*Telephone 973-7000*

*Michael S. Dukakis*  
*Governor*

*Frederick P. Salvucci*  
*Secretary*  
*and*  
*M.B.T.A. Chairman*

FOR RELEASE:  
September 6, 1984

CONTACT:  
Michael Shea, 973-7041  
Jancie Saragoni, 873-7500

SALVUCCI ANNOUNCES \$740,000 PUBLIC WORKS AWARD TO WINCHESTER.....

WINCHESTER -- Secretary of Transportation and Construction Frederick P. Salvucci announced today the Town of Winchester has been granted \$740,000 for the continued vitalization of Winchester Center under the Commonwealth's Public Works Economic Development Program (PWED).

"The PWED Program is Governor Dukakis' commitment to fostering strong economic development throughout the state," said Salvucci. "An effective network of bridges and roads linking industry and commerce is the key to continued economic growth and jobs." Salvucci noted, "Senator Richard Kraus (D-Arlington) and Representative Sherman Saltmarsh (R-Winchester) deserve particular recognition for their support of the PWED Program in the December 1983 Transportation Bond Issue that made this award possible."

Funds granted to Winchester will allow the Town to complete a comprehensive downtown revitalization project. Under an earlier state grant, Winchester began to increase off-street downtown parking, including parking access to commuter rail, changed zoning to be more

(more)





conducive to commercial development, and acquired land parcels for commercial use. As a result of the revitalization, the Winchester Center first-floor vacancy rate has dropped from 14% to zero. In addition, two major restaurants are investing more than \$1.2 million in reconstruction.

The PWED Program was created to help municipalities fund transportation accessibility improvements to bridges, roads and sidewalks, improvements which will act as incentives for commercial development by the private sector.

Speaking at the Winchester ceremony held to announce the award, Massachusetts Department of Public Works Commissioner Robert T. Tierney, whose agency is administering the grants, said "Our bridges and roads are economic lifelines to the region. The creation of new employment that will result directly and indirectly from the revitalization of downtown Winchester truly meets the purpose and spirit under which the PWED was conceived and developed."

One hundred and sixty-three Massachusetts communities applied to the Executive Office of Transportation for the PWED Grants with requests totalling \$100 million. Final awards totalling \$4 million were made to 20 cities and towns. "This is confirmation that there are hundreds of vital public works projects in need of funding." said Salvucci. "That is why the creation of Massbank is so critical." Salvucci said, "that Massbank will guarantee a steady, reliable flow of funding for these projects."

# # # #



---

# LOWELL C.B.D. IMPROVEMENT

LOWELL, MASSACHUSETTS

Urban design and landscape improvements for a mile long historic downtown streetscape. The design strategy was to reverse the image of the downtown as a decaying urban center by complementing commercial activity with the design of historic clocks, benches, flag displays, colorful plantings and opening up views to the nearby canals. The result has been a rejuvenated downtown given back to Lowell's citizens; the City's historic character has been reborn.

**PAUL C. K. LU & ASSOCIATES**





# LOWELL C.B.D. IMPROVEMENT

LOWELL, MASSACHUSETTS

Urban design and landscape improvements for a mile long historic downtown streetscape. The design strategy was to reverse the image of the downtown as a decaying urban center by complementing commercial activity with the design of historic clocks, benches, flag displays, colorful plantings and opening up views to the nearby canals. The result has been a rejuvenated downtown given back to Lowell's citizens; the City's historic character has been reborn.

PAUL C. K. LU & ASSOCIATES



PROJECT NAME:

Lowell Historic CBD Pedestrian System Phase I and Phase II  
Lowell, MA.

PROJECT DESIGNER:

Paul C.K. Lu, AIA, ASLA

FIRM NAME:

Paul C.K. Lu and Associates

GENERAL DESCRIPTION:

The Lowell Historic Central Business District Pedestrian System is a one-mile long sidewalk and streetscape revitalization project located in the heart of Lowell, Massachusetts.

At the end of the 1960's the City of Lowell, Massachusetts was at an economic and public image low point. In 1972 the City decided to base revitalization efforts on the idea of an "Historical Park" with the central business district at its heart. The U.S. Congress later established Lowell as a National Historical Park.

Paul C.K. Lu and Associates' design strategy was to reverse the Downtown's image as a decaying urban center to that of a commercial district alive with excitement and growth. The design recalls the 19th century Victorian charm of Lowell through historic clocks, historic benches, and lush, colorful, year-round plantings. Design features such as flag display units were specifically designed for the Avenue of Flags, creating a particularly festive atmosphere. Detail and specific recommendations for holiday activities were also provided by Paul C.K. Lu and Associates.

Equally important was the design concept of creating a downtown with less emphasis on the automobile and more on the pedestrian. Through the redesign of sidewalks, intersections, and by opening up views to the nearby canals, Lowell's downtown has been reborn.

The Historic CBD Pedestrian system was the model design which initiated further revitalization of the downtown area. Retail shops have moved back into the downtown, along with second and third floor offices which consider Lowell's revitalized Central business district a very prestigious address.

The project was awarded HUD's certificate of national merit for successfully using the Community Development Block Grant Program to generate an exemplary public/private partnership for the benefit of the entire community.







# THE LOWELL SUN

THE SUN, LOWELL, MASS., WEDNESDAY, JULY 8, 1981



Sun Staff photo by Mike Pigeon

CENTRAL STREET IMPROVEMENTS  
...doesn't bother merchants

## Central St. merchants pleased with street enhancement repairs

LOWELL - While it may make doing business more difficult, the work being done on Central Street to improve the street has not brought complaints from merchants.

"We're glad to see it get started," said Mandy Paradiso, who operates Germaerde Jewelers on Central Street and chairs the traffic committee of the Downtown Lowell Business Association. Paradiso said there have been no complaints and most of the businesses were informed of the street improvement plans.

Leo Perrault, president of the Downtown Lowell Business Association, said

city officials have explained the plans to business owners. "We've been working closely with the city" on the street improvements, Perrault said.

He said that while not everybody "may not be satisfied" about the work being done, much of it has been scheduled for July and August - the slowest retail sales months of the year. He said work will be halted before Thanksgiving through the holiday season so businesses will not be adversely affected.

The enhancement of Central Street, is "one step towards revitalizing the area," Perrault said. It is part of an

overall traffic improvement plan which includes the synchronization of several traffic lights in the downtown, he noted.

Much of the sidewalk along Central Street between Jackson and Market Streets was torn up today because of the construction. However, enough of the sidewalk has been left to allow customers access to the various businesses.

City planner Robert Malavich said every effort is being made "to ease the whole thing as much as possible." He said the work is being coordinated so the "least amount of inconvenience" occurs.





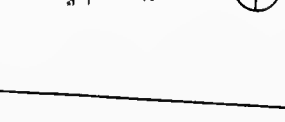
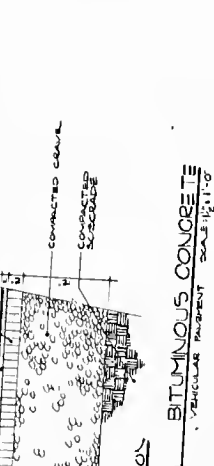
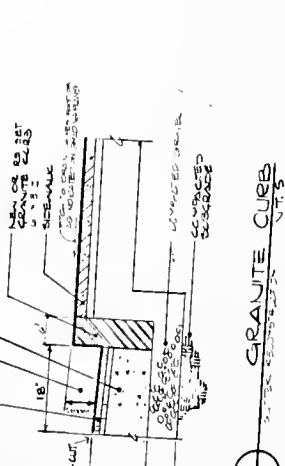
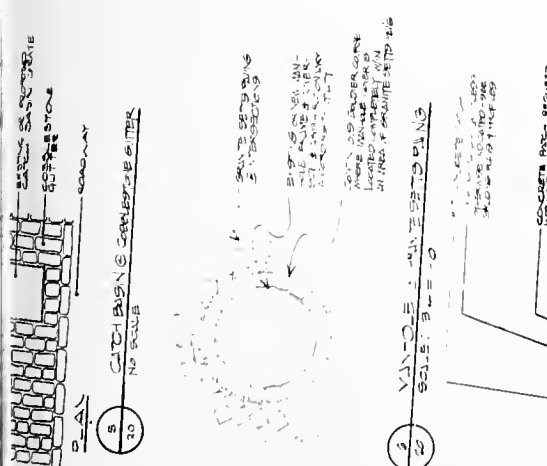
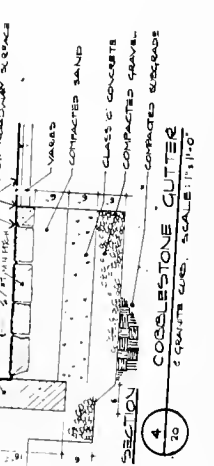
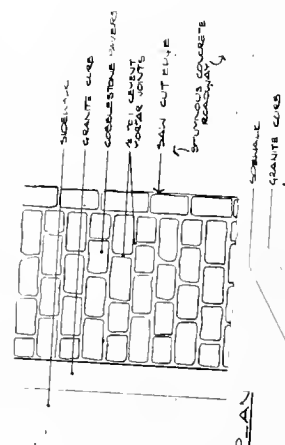
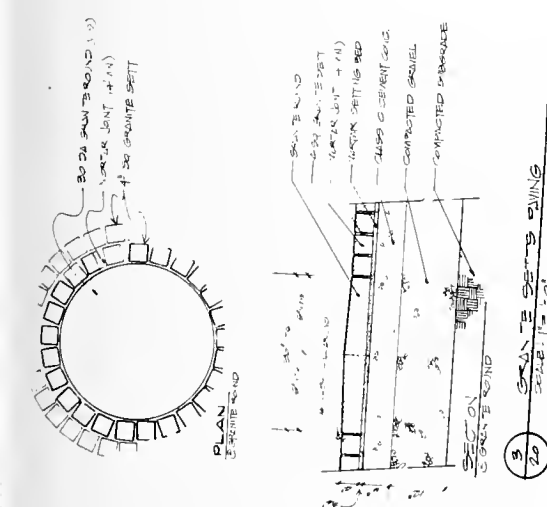
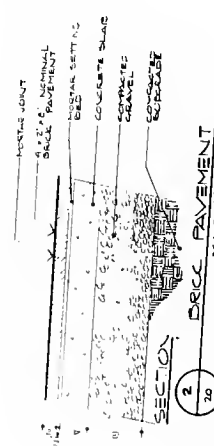
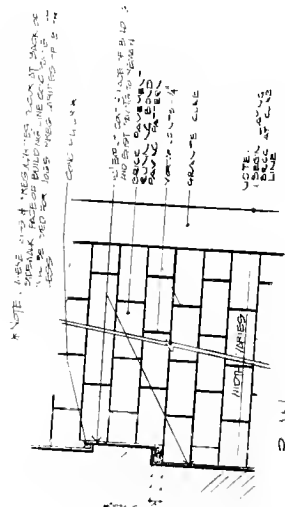
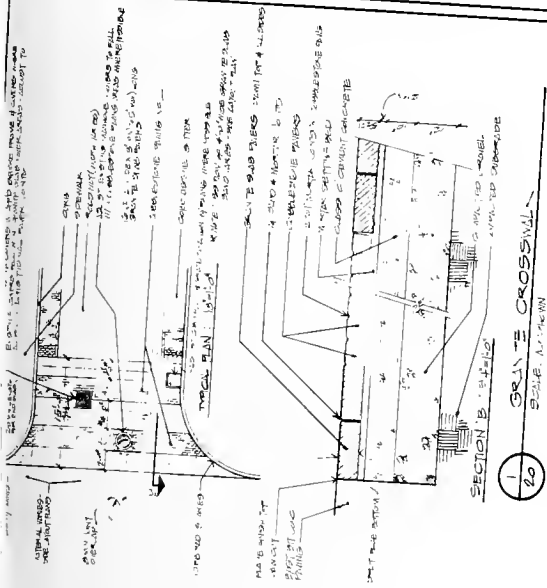
# LOWELL C.B.D. IMPROVEMENT

PAUL C. K. LU & ASSOCIATES  
ARCHITECTS PLANNERS  
AND ENGINEERS  
86 CUSHING STREET  
BELMONT, MASSACHUSETTS 02178

## DETAILS

REVISION	SCALE 1/8" = 1'-0"
DATE 11-11-71	DRAWN - 11
CHECKED - 59	APPROVED -

20







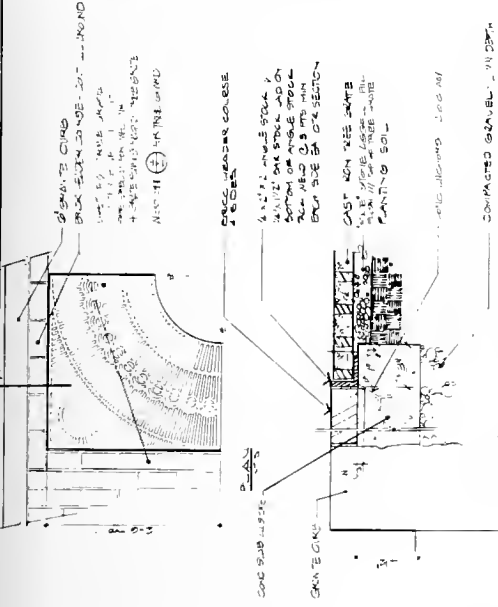
# LOWELL C.B.D. IMPROVEMENT

PAUL C. LU & ASSOCIATES  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
88 CUSHING AVENUE  
BELMONT, MASSACHUSETTS 02178

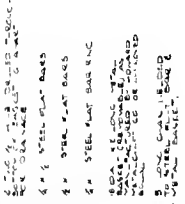
## DETAILS

REVISION  
DATE: 4/1/01  
CHECKED: SD  
APPROVED

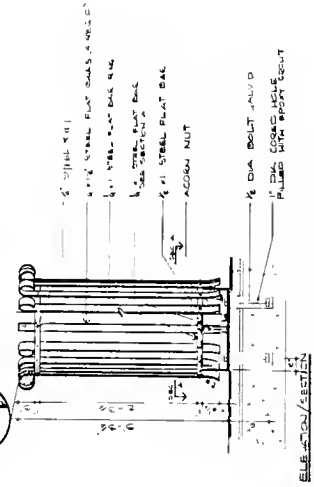
21



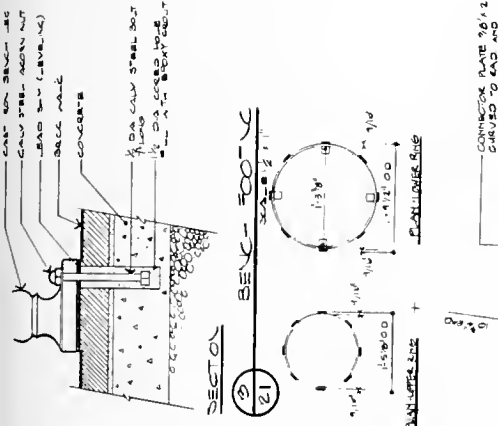
SECTION 12-1  
CURB AND GUTTER



SECTION 12-2  
CURB AND GUTTER



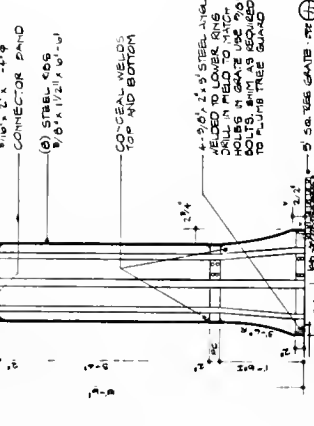
SECTION 12-3  
CURB AND GUTTER



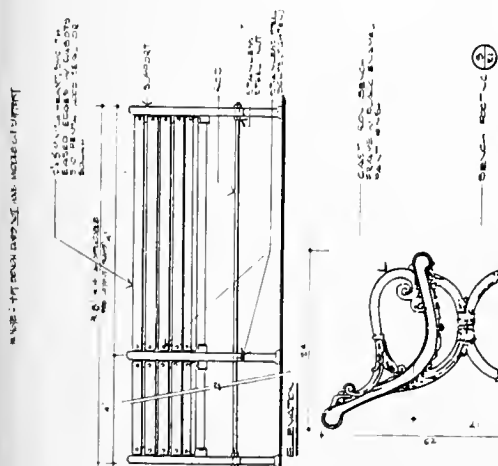
SECTION 12-4  
CURB AND GUTTER



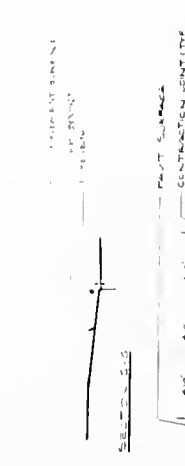
SECTION 12-5  
CURB AND GUTTER



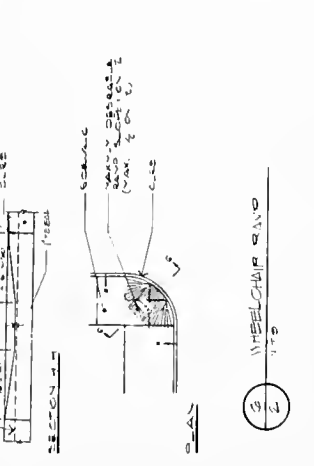
SECTION 12-6  
CURB AND GUTTER



SECTION 12-7  
CURB AND GUTTER



SECTION 12-8  
CURB AND GUTTER



SECTION 12-9  
CURB AND GUTTER

TRASH RECEPTACLE  
N=6

TRASH GUARD - AL STEEL  
SCALE: 1/4\"/>





**LOWELL C.B.D.  
IMPROVEMENT**

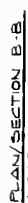
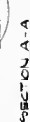
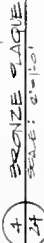


**PAUL C. K. LU & ASSOCIATES**  
ARCHITECTS, PLANNERS,  
LANDSCAPE ARCHITECTS.  
80 CUSHING AVENUE  
BELMONT, MASSACHUSETTS 02178

## DETAILS

REVISION	SCALE: AS SHOWN DATE: 4-1-81 DRAWN: JHM CHECKED: CDB APPROVED
----------	---

24



① FOUR FACE POST CLOCK



### LUMINAIRE MOUNTING SIDEWALK OVER BASEMENT

2 AT 3





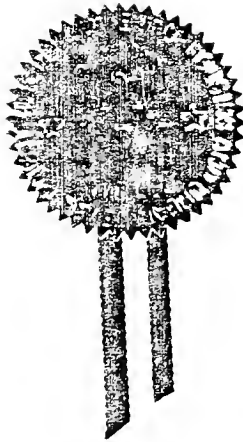
THE NATIONAL RECOGNITION PROGRAM FOR  
COMMUNITY DEVELOPMENT PARTNERSHIPS

*of the*

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT

*presents this to*

*Paul C.K. Lu*



CERTIFICATE OF  
NATIONAL MERIT

*to the participants in the* *City of Lowell*

*Central Business District  
Revitalization*

*For successfully using the Community  
Development Block Grant (CDBG) Program  
to generate an exemplary public/private  
partnership for the greater benefit of their  
community and serving as a worthy model  
for other communities.*

Samuel R. Pierce, Jr.  
Secretary,  
U.S. Department of Housing and Urban Development

November 1982





---

# THE NATIONAL RECOGNITION PROGRAM FOR COMMUNITY DEVELOPMENT PARTNERSHIPS

of

## THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

---

### REGION I AWARDS CEREMONY

FEDERAL EXECUTIVE BOARD CONFERENCE ROOM  
JOHN F. KENNEDY FEDERAL BUILDING, BOSTON

Thursday - January 20, 1983  
1:00 PM

#### *WELCOME*

by James DiPrete, Jr.  
Regional Administrator, Region I  
Department of Housing and Urban Development

*PRESENTATION OF CERTIFICATES*  
to Officials of New England Communities  
for the Projects indicated:

<u>Community</u>	<u>Project</u>
Hartford, Connecticut	Comunidad de South Green en Accion Development Project
Stamford, Connecticut	Community of St. Luke Emergency Shelter
Willimantic, Connecticut	Central Business District Revitalization
Calais, Maine	W.C.V.T.I. Housing Project
Brookline, Massachusetts	Equity Transfer Assistance (ETA) Program
Haverhill, Massachusetts	Washington Street/Phoenix Row Reconstruction
Lowell, Massachusetts	Central Business District Revitalization Program
North Adams, Massachusetts	Beaver Mill Restoration Project
Revere, Massachusetts	Rehabilitation and Development Incentive Program
" "	Senior Citizen Park Maintenance
Worcester, Massachusetts	Worcester Airport Industrial/Research Park
Portsmouth, New Hampshire	Heritage Avenue Industrial Park
" "	Portsmouth Economic Development Loan Program
Burlington, Vermont	King Street Neighborhood Revitalization Project
Rockingham, Vermont	Rockingham Canal House Development

*Informal reception, coffee and cake.*



1982 HUD National Recognition Program  
for Community Development Partnerships

CENTRAL BUSINESS DISTRICT REVITALIZATION PROGRAM  
Lowell, Massachusetts

Local Contact:

John F. Tavares  
(617) 454-8821 Ext. 300

As the 1960s ran out, Lowell Massachusetts was just another down-at-the-heels New England city which had fallen from industrial eminence. But Lowell's way of dealing with this was distinctive: the city has built for its future by returning to its past. In 1972 the City Council decided to base revitalization efforts on the idea of an "historical park" with the central business district at its heart. (The U. S. Congress later gave the concept its imprimatur by establishing the Lowell National Historical Park.)

The strategy was to reverse the downtown's image as a decaying urban center to that of a commercial district alive with excitement and growth, and the first step towards this was changing the area's physical environment, by improving existing structures and public spaces in such a way as to enhance their 19th Century character.

First, the city established a Facade Grant Program funded with \$197,000 in CDBG money. This provides participating property owners with a reimbursable grant equal to 25 percent of the cost of improvements plus city-supplied technical assistance. Because of the program, more than 60 facades and signs have been restored, and more than 20 percent of these jobs were accomplished without public assistance.

In tandem with this effort, the city and local bankers created the Lowell Development and Financial Corporation to provide low-interest loans to property owners for more extensive rehabilitations. It was initially capitalized with \$330,000 from a stock issue. The city committed an additional \$2.4 million in CDBG funds for downtown streetscape improvements.

The revitalization effort has involved a host of players; for example, the Lowell Historic Preservation Commission has provided grant and loan funds and the National Park Service has provided design assistance.

The city's investment of \$2.6 million in CDBG funds has thus far led to the private investment totalling \$5.3 million. Buildings that once stood vacant and off the tax rolls are now providing revenues, housing and services to shoppers with the added substantial benefit of 1,000 new jobs and 2,000 retained jobs. More than 300,000 square feet of space has been renovated, and 85 percent of it is occupied.

Most important, Lowell's downtown renaissance has captured international attention and has reestablished the city to a vibrant commercial center.



1

At a White House ceremony held on December 9, 1982, President Reagan presented awards under the National Recognition Program for Community Development Partnerships. Initiated by Samuel R. Pierce, Jr., Secretary of the Department of Housing and Urban Development, the purpose of the program is to identify and encourage projects that address local problems through public and private cooperation. A requirement of the competition for awards under this program was that private participation must have been fostered by HUD's Community Development Block Grant Program.

Nationally more than 500 projects were submitted for consideration, and 150 were selected for recognition. Today's ceremony is designed to focus attention on the 15 projects in New England that are among the national award winners.





---

# FAYETTEVILLE TRANSIT MALL

FAYETTEVILLE, NORTH CAROLINA

Hay Street, a once narrow-sidewalked, automobile dominated, main street was transformed into a generous people-oriented mall with wide sidewalks creating a pedestrian amenity zone for shade trees, lighting, seating, informational kiosks, and historic displays. As an active "people place" the Transit Mall will develop into a vital urban stage for the diverse activities of every day city life.

**PAUL C. K. LU & ASSOCIATES**



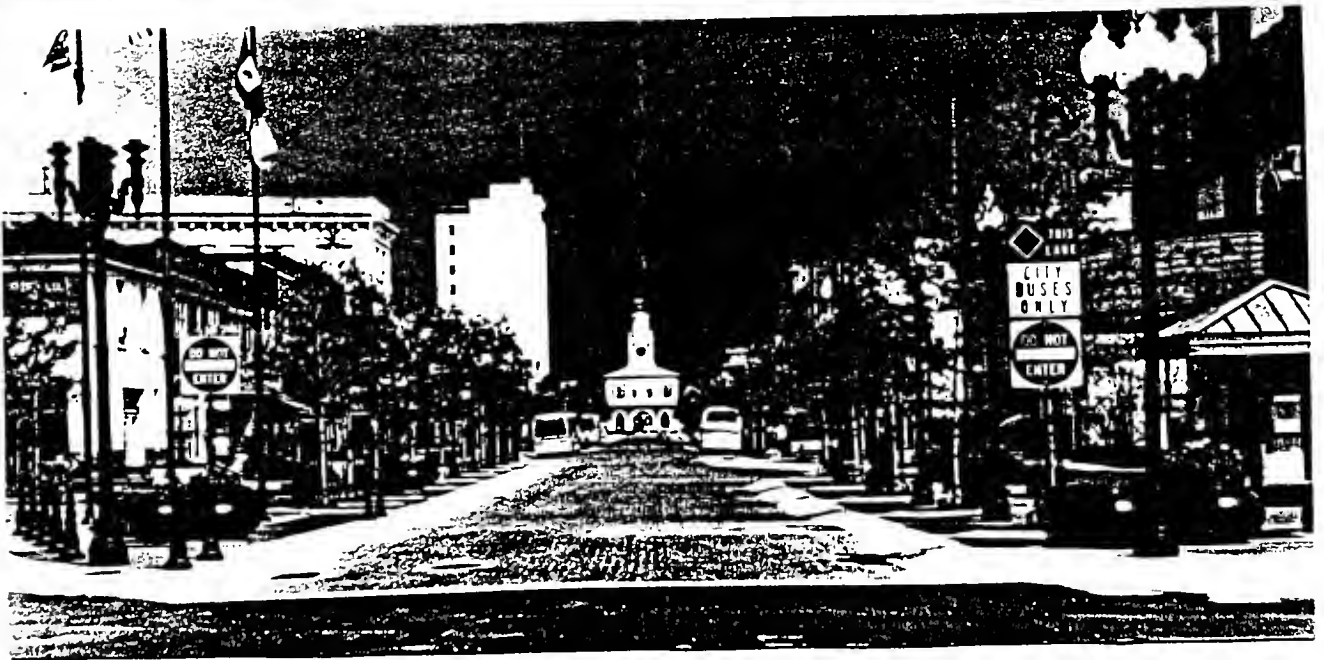


FAYETTEVILLE DOWNTOWN STREETSCAPE IMPROVEMENTS

Fayetteville, N. C.

PAUL C. K. LU & ASSOCIATES





# FAYETTEVILLE TRANSIT MALL

FAYETTEVILLE, NORTH CAROLINA

PAUL C. K. LU & ASSOCIATES



PROJECT NAME:

Fayetteville Transit Mall  
Fayetteville, North Carolina

PROJECT DESIGNER:

Paul C.K. Lu, AIA, ASLA

FIRM NAME:

Paul C.K. Lu and Associates

GENERAL DESCRIPTION:

PROGRAM: After twenty seven years and fifteen studies of the problems plaguing a steadily deteriorating central business core, Fayetteville North Carolina adopted an overall downtown revitalization plan in May of 1980. The initial phase of the approved Fayetteville Conceptual Plan for revitalization calls for the design and construction of a Transit Mall on Hay Street. The Fayetteville Transit Mall is to be the linch-pin of a plan for the major reconstruction of the downtown street system and the expansion of existing facilities. Because of the reliance of U.M.T.A. for scarce funding grants, the Transit Mall must satisfy funding requirements prohibiting private vehicular traffic and on street parking, and providing for a transit information center. The time constraints attached to available federal dollars, make the approval and 1983 implementation of a Transit Mall design critical. Over the last three decades, the Fayetteville citizenry has demonstrated an inability to generate the broad base of unified support necessary for turning studies into action. The Fayetteville Transit Mall's role as the catalyst for a larger plan of action for revitalization, makes implementation essential. The process of public participation and review to realize adoption of a final design, thus becomes an important programmatic issue.

SITE: Hay Street is the main street of the once thriving commercial district of Fayetteville, North Carolina. As Fayetteville's residential communities have expanded from the central city to its outlying areas, commercial and service activities have also shifted to suburban locales. Shopping malls have displaced the central business district as the vital commercial centers. Left in the wake of the suburban flight, Hay Street and its environs are declining towards obsolescence. Hay Street is an area of hidden historical significance. The three block of the proposed Transit Mall includes such historic landmarks as the Frances Brooks Stein Library and the Lafayette Hotel. Beneath rusting canopies and metal facade panels (circa. 1950's) lingers an area with historic charm and vitality. The Historic Market House sited on the main square at the eastern edge of the site now serves as a congested traffic rotary. The western edge of the site is currently the Hay Street "redlight" district. There is tremendous interest in the development potential of the Hay Street area. Future plans include the location of public services such as the Courthouse, a hospital, Central Library, and Cumberland County Farmer's Market. Recently ordinance





changes permitting residential use of upper floors of downtown buildings have been approved with the hope of generating interest introducing mixed use development of the many vacant and under utilized buildings.

SOLUTION: The Fayetteville Transit Mall is the cornerstone of the Fayetteville plan for revitalization. To succeed in its role, the primary design goal must be to create an environment that stimulates the repopulation. Of equal importance is to provide the energy to move the project from the design to action/implementation. The Transit Mall is more than a transit transfer point. Through a complex process of site analysis and public participation, the design of a people place has involved. The cast of characters involved in the process includes diverse interest groups from the City Councilman to the Hay Street merchants who initially opposed the mall. With careful evaluation of the constraints and the possible opportunities of the Hay Street site, the design of a place which would bring people downtown to stop, linger, and take part in ongoing activities has been developed. The Fayetteville Transit Mall objectives are three-fold: to be a people place which serves as a mass transit transfer center, a stage for varied activities, and an outdoor museum. As a Transit Mall, three blocks of Hay Street will be closed to public vehicular traffic and will provide for two buses-only traffic lanes. Hay Street is presently one hundred feet wide. When Hay Street is narrowed to provide only two traffic lanes, the pedestrian walks can be expanded to create broad landscaped and furnished brick promenades. By razing one small building a new transit plaza will become an outdoor room for the proposed storefront transit information center. The transit information center building is to be renovated as a prototype for mixed-use building rehabilitation in the downtown. Pedestrian access to Hay Street is provided through pedestrian arcades in existing buildings and additional proposed locations. The arcades and upgraded rear building entries link the mall to the existing and proposed parking areas behind Hay Street buildings. The Fayetteville Transit Mall design creates a stage for peoples' activities. Colorful awnings and street tree canopy provide protection from the elements. Movable planters and street furnishings encourage the rearranging of spaces to accommodate an ever-changing array of activities; street sales and markets, exhibits, cafes, concerts. The Transit Mall as an outdoor museum presents the history of Fayetteville and spotlights the historic character of Hay Street landmarks. Permanent interpretive displays are intergrated into the pedestrian mall's design. The street furnishings and refurbished Hay Street buildings echo the historical theme. Literature, photos, maps and artifacts along the mall on sidewalk plaques, kiosks, and granite blocks from the Old Courthouse tell the story of Fayetteville's history of rebuilding and survival. As a commercial center Hay Street provides personal service that cannot be matched by the mass-produced shops of suburban malls.

Through the process of mutual exchange of ideas and information, a final design has evolved that has won wide spread public support. A landmark event has occurred. The Fayetteville Transit Mall design has been adopted by the city. Through perseverance and a plan of action a Fayetteville study will become a reality in 1983.



# THE FAYETTEVILLE TIMES

Thursday, March 11, 1982

## 'People Place' Stressed Designers Suggest Historical Theme

By JOHN MINTER  
Of The Times Staff

Fayetteville Revitalization Commission members on Wednesday voiced approval of Hay Street Transit Mall design ideas offered by landscape architect Paul C.K. Lu of Charlotte.

During a two-hour meeting, commission members heard Lu's vision of the mall as a "people place, unique from anything else in North Carolina," capturing as a theme the "hidden" historical character of the buildings in the first three blocks of Hay Street.

Lu, head of the Paul C.K. Lu & Associates design firm, has conducted a preliminary survey of those blocks, which will be turned into a pedestrian and greenway area with two buses-only traffic lanes.

Lu and Alex McNeil of the Parsons Brinckerhoff Quade & Douglas

engineering firm were in town Tuesday and Wednesday to collect local ideas and desires for the \$2.3 million mall.

The mall is considered the linch-pin of a \$30 million downtown revitalization effort which will include traffic circulation improvements, upgraded parking facilities and new structures, such as the proposed central library, municipal market and a privately funded central arts facility.

The Revitalization Commission chaired a public meeting Tuesday and the design team met separately with the commission on Wednesday.

What was to be an opportunity Wednesday for the commission to give the designers ideas turned into a dream session fueled by the imaginations of commission members and the obvious talent of Lu and McNeil.

Lu, a middle-aged Chinaman, speaks

with the humor and sensitivity of a man whose awareness of people thrust understanding through his admittedly broken English.

"It is important to make the mall a people place," he said. "Not just a transit mall, but something unique."

Lu said he will do everything he can for the Hay Street merchants affected by the mall, including considering their concerns about lost parking spaces and delivery access along Hay Street.

Lu said his first impressions, after studying Hay Street for the past three weeks, is to design the furnishing, lighting and other mall parts around a historical scheme complementing the character of the buildings.

Displaying slides of other projects by his firm, Lu said Fayetteville is blessed

See MALL.. Page 2-B

with several landmarks in the mall area.

He identified the present and possible landmarks as the Market House, the Frances Brooks Stein Library, the proposed municipal market (Franklin Street), the LaFayette Hotel and the First Baptist and Hay Street United Methodist churches.

"No other city in North Carolina has these kinds of landmarks," Lu said, adding that they would enhance the mall and help make it unique. He said that Charlotte copied "Wall Street" and lost many of its downtown landmarks in its revitalization process.

Lu talked of potential vistas capturing the landmarks in natural picture frames for the visual pleasure of shoppers who would "linger" and shop at the stores fronting on the mall.

He said the canopies over the sidewalk along Hay Street now detract from the character of the buildings, as do the metal facades covering the natural brick on some buildings.

He said the canopies do not complement the natural character of buildings, such as the one housing the First Citizens Bank, and shades storefronts, darkening window displays so potential customers are unable to see them.

When a merchant noted the protection against snow, rain and sun rays provided by the canopies, Lu said awnings may be a better solution. The awning, Lu said, would also be attached to individual buildings and would be separate, unlike the block-long canopies on each of the three blocks.

He noted also that the sidewalk will be widened in the mall and the canopies would not be as appropriate.



# THE FAYETTEVILLE TIMES

## Mall Plans As Museum Presented

By JOHN MINTER  
Of The Times Staff

The first three blocks of Hay Street will become an "outdoor museum of Fayetteville," with historic markers recounting outstanding events in the city's past, if urban Designer Paul K. Lu's ideas are approved by City Council.

Three slightly different designs for such a mall, expected to cost at least \$3.2 million, were presented Wednesday to local citizens by Lu.

Lu said the historic markers will be educational, "not only for local people, but outsiders."

"It will be a place where people will come and linger," Lu said. "We tried to provide a stage. I think Hay Street should become a stage for different activities."

The mall would include a narrow, tree-lined roadway for transit buses only, with 38-foot wide brick sidewalks on which benches, bus shelters, a community bulletin board and flower boxes will be placed.

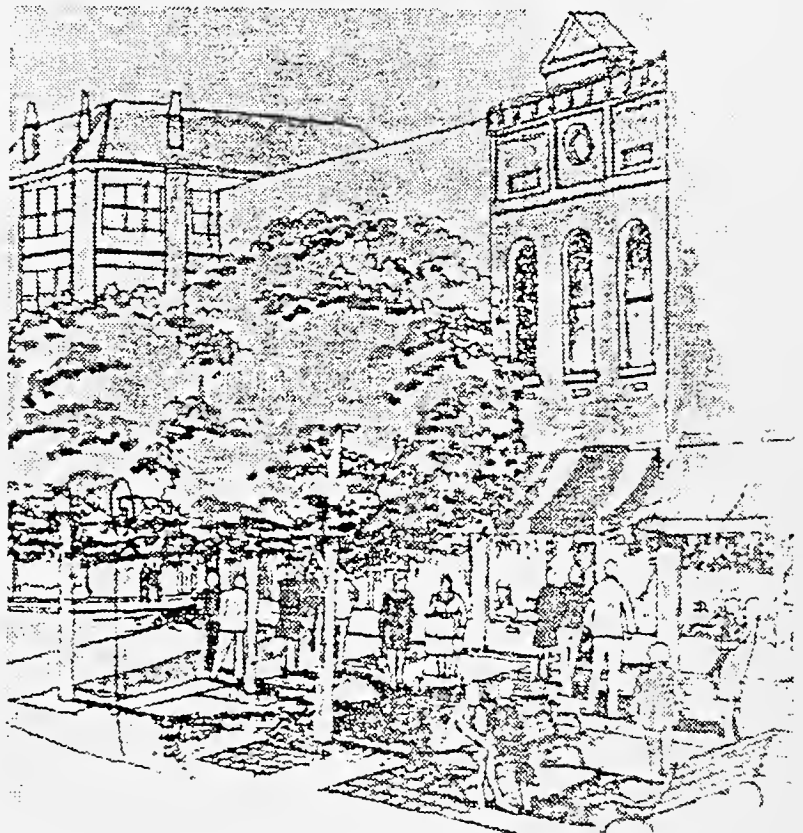
Uniquely designed lamp posts along the shaded sidewalk would add a touch of history, as would trash baskets designed to complement the posts.

One of Lu's designs involves razing of a small building at 220 Hay Street to create a pedestrian walkway to Old Street and back street parking. An adjacent building would be converted to provide space for a transit information center, small shops and offices, Lu said. He said the second floor of the building could be renovated for offices and/or garden apartments, with courtyards on Old Street.

Lu said the building would be a prototype for similar developments along the mall and said the renovation could possibly be funded as part of the mall's construction.

He said the mall must contain a transit information center under requirements set by the federal Urban Mass Transit Administration, which will fund 80 percent of the mall's cost. State and local governments will share equally the balance of the costs.

Fayetteville City Council will meet tonight with the Revitalization Commission to view Lu's mall designs. The mall is considered the "linch-pin" of the city's \$30



### *The Mall Would Be A 'Lingering' Place*

million effort to revitalize downtown.

The mall is one of three downtown revitalization projects that have been considered by council. Council will consider contracts for construction of the \$800,000 Bow Street extension to Maiden Lane soon. A parking garage was delayed by council last summer.

Wednesday's meeting to hear local reaction to the mall designs attracted several anti-mall arguments, including a "fact-finding" effort by attorney Herb Thorp, who said he represented about 40 Hay Street merchants.

The merchants have signed a petition opposing the mall because of loss of Hay Street parking and access for delivery vans. Several expressed those concerns Wednesday.

Bernard Stein, taking issue with information contained in an article published in The Fayetteville Times Wednesday, said he is not

opposed to the mall and did not sign the anti-mall petition.

Attorney Thorp said after the meeting he hopes his clients will not have to sue the city to prevent the mall's construction and said he plans to make a presentation to council.

"I am not arguing against the mall," Thorp said. "I want them to re-examine the plans so it is economically feasible to revert back to vehicular traffic, if it doesn't work."

Council members Milo McBryde, part-owner of an optical shop in the 200 Block of Hay street, and Mildred Evans attended Wednesday's meeting. McBryde refused to comment, saying he will make a statement at tonight's council meeting.

Most of those present, many members of the Revitalization Commission, voiced support for the mall and congratulations for Lu on his designs.



# THE FAYETTEVILLE TIMES

Sunday Morning, June 13, 1982

## Editorials

# A Crucial Choice

After a decade of intensive planning for downtown's revitalization, Fayetteville faces a landmark decision.

Architect Paul C.K. Lu has presented three alternate designs for Hay Street's three-block transit mall, all graced by the high quality and unique character that successful malls have in common. The Fayetteville City Council must choose one, possibly with minor changes, and through positive action affirm Fayetteville's determination to cure its worst urban disease — a consuming blight at the center. Investors here and elsewhere would then have a substantial reason to believe that Fayetteville, particularly downtown, has a positive future.

Either that or the council must reject all three and the entire transit mall concept. This would raise grave doubts about Fayetteville's will to prevail over its own afflictions, and about this City Council's intent to carry out its own adopted plans. That would frighten away willing investors who are literally waiting just offstage, and would reaffirm Fayetteville's reputation for self-destructive backwardness. It would turn revitalization on its head.

The damage would extend to the entire Fayetteville metropolitan area — all of Cumberland County — whose economic development and basic morale both suffer from the central business district's notoriety. Although the transit mall is not an unflawed attack on Hay Street's debilitating problems (nor is anything else), setting it aside now would do great harm. A strong vote to proceed would be of enormous benefit.

What standards do we apply when judging the design of something so unfamiliar to North Carolina as a transit mall? We should begin by asking ourselves, is it well-matched to our special character, not a recycling of the big-city malls?

This one is. Downtown Fayetteville is not a glass, steel, marble and concrete canyon of soaring modern skyscrapers. In architecture, it is a history museum, characterized more by the richly elaborated styles of bygone eras than by the sterile gigantism of Atlanta, or even Charlotte. Lu's design beneficially amplifies the difference with brick pavings, ornate cast iron street lamps, similarly Victorian-style benches, colorful cloth awnings over the storefronts, and a series of bronze plaques embossed with historic data. Those plaques, he explains, would progressively detail local history. As pedestrians wandered from one to the other up and down the mall they would be treated to a running narrative, one that noted the significance of nearby landmarks. In addition to the plaques, Lu proposes kiosks where anything from children's artwork to posters promoting the latest Fayetteville Little Theater show might be exhibited. Thus the mall would be a kind of outdoor museum and public exhibiton space. That character would attract people to it.

People — every store's regular customers, tourists, curiosity seekers, youngsters and retirees and business people wishing to idle away an amusing hour between appointments, bankers, poets and Fayetteville Area System of Transit riders — would be the mall's finest currency. Lu





# THE FAYETTEVILLE TIMES

Sunday Morning, June 13, 1952

(Continued from Page 1B)

seeks to fill Hay mall with people not only through an appealing historic quality, but also with the trees, shrubs and flowers that can give an attractively garden-like air to what is now a forbidding, ugly street. Amid those plants should be — will be, we hope — the sidewalk cafes, the street vendors with their carts, the outdoor bookstalls, all that lends vigor to a wholly urban space.

Except for trees, streetlights and other such necessarily fixed installations, everything on the mall would be moveable, however. Lu intends for Hay Street to function as a stage, as it does now periodically for Sunday On The Square and the International Folk Festival. Every city street is a kind of stage, but malls and plazas are emphatically so. That characteristic is at the center of their charm.

This stage area would be created by narrowing the four-lane, 100-foot-wide street to two lanes. Those two would be open only to FAST buses, emergency and some service vehicles. This creates a great deal of the pedestrians-only space, a mall, which in cities like Minneapolis, Philadelphia and Charlottesville, Va., has engendered commercial success for businesses on both sides. Since it is a transit mall however, serving to improve the FAST system, a transit information center on the mall is fundamental. In the design alternative recommended by the downtown Fayetteville Revitalization Commission, that center would be created by the purchase and refurbishment of a building on the north side of Hay Street's second block. It would be a model restoration, creating both office and living space on the second floor. And a new pedestrian thoroughfare would be punched through the block there to parking areas, solving a troublesome problem.

The design and concept are not only enchanting, they are an integral part of a larger plan of action developed by CHNMB Associates of San Francisco in an open public participation process that involved hundreds of people. If we have faith in ourselves, if the City Council has faith in the citizenry, a transit mall design will be approved Monday night.



This is designer Paul C.K. Lu's sketch of how the south corner of Hay Street at Market Square would look after construction of the mall.



# OLDE FAYETTEVILLE COMMONS

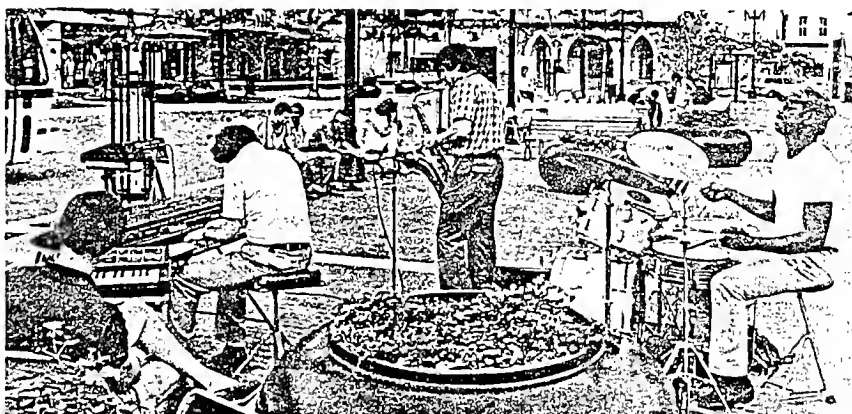


June 1 was a big day as The Olde Fayetteville Commons was officially dedicated and a time capsule was buried to be opened in 100 years, 2085.

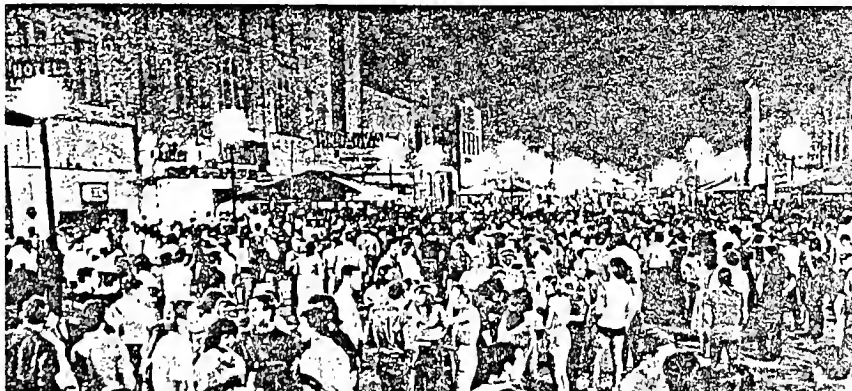
## Good Things Are Happening On The Olde Fayetteville Commons



Andrea Pressley entertains the crowd during one of the nightly concerts that were held Thursdays in May on the Olde Fayetteville Commons.



"Alive After Five"—Gabe Morrow and The AAC Jazz Quartet play a mini concert on The Olde Fayetteville Commons. Concerts were scheduled every Friday evening in June from 5:00 until 7:00 p.m.



A street dance co-sponsored by the Olde Fayetteville Association and WFNC/Q98 brought thousands of people downtown for their first glimpse of the completed Olde Fayetteville Commons.



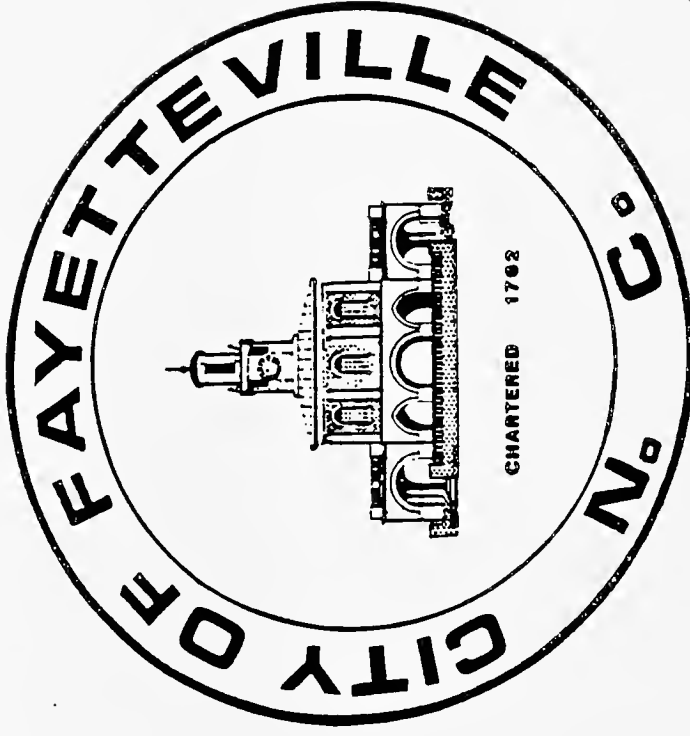
# MALL LINKAGES

1988

FOR

CITY OF FAYETTEVILLE, NORTH CAROLINA

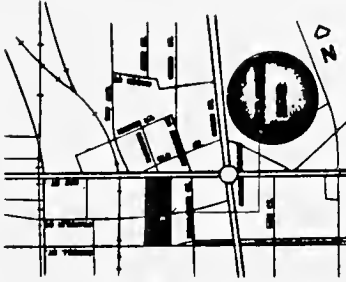
CONTRACT NO.



BY PAUL C.K. LU AND ASSOCIATES BELMONT, MA.  
ENGINEERING DEPARTMENT CITY OF FAYETTEVILLE

DATE:

PROJECT LOCATION



## SCHEDULE OF DRAWINGS

- L-1 EXISTING CONDITIONS PLAN
- L-2 EXISTING CONDITIONS PLAN
- L-3 EXISTING CONDITIONS PLAN
- L-4 DEMOLITION PLAN
- L-5 DEMOLITION PLAN
- L-6 DEMOLITION PLAN
- L-7 LAYOUT PLAN
- L-8 LAYOUT PLAN
- L-9 LAYOUT PLAN
- L-10 UTILITIES AND GRADING PLAN
- L-11 UTILITIES AND GRADING PLAN
- L-12 UTILITIES AND GRADING PLAN
- L-13 IRRIGATION PLAN
- L-14 IRRIGATION PLAN
- L-15 IRRIGATION PLAN
- L-16 ELECTRICAL PLAN
- L-17 ELECTRICAL PLAN
- L-18 ELECTRICAL PLAN
- L-19 DETAIL SHEET
- L-20 DETAIL SHEET





$\frac{1}{\lambda} = \frac{1}{\lambda_0} + \frac{1}{\lambda_c}$

LEVEL OF CONTINUOUS  
CONTIN. LINE  
RADIATION

POINT OF DISCONTINUITY  
ALUMINUM OR  
MAGNETIC MATERIAL  
LET DISCONTINuity  
DUE TO DIFF.

LANDSCAPE ARCHITECTS  
PAUL C. LO & ASSOCIATES  
40 YOUNGBOLE ROAD  
BIRMINGHAM, AL 35203

MAXWELL STREET  
(PART)

LAYOUT PLAN

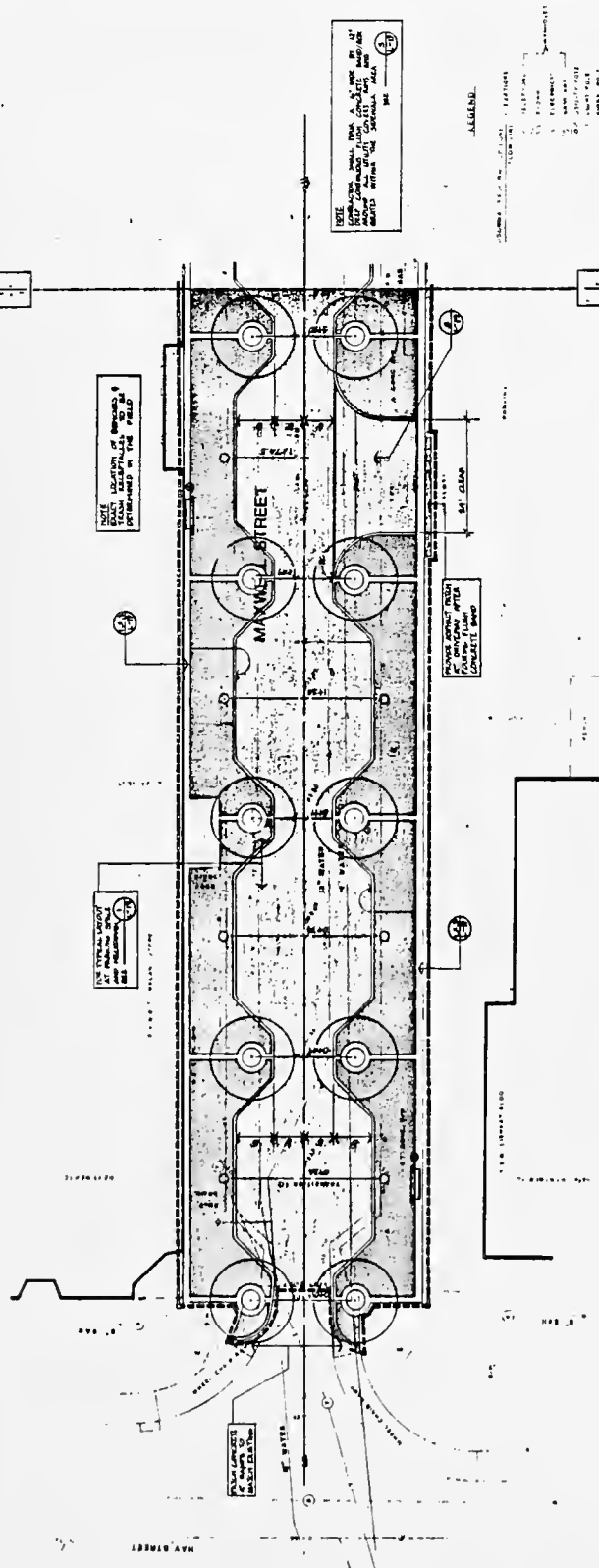
SECTION

SCALE 1/4" = 1'-0"

DATE 12/1/83  
CHECKED CA  
APPROVED PL

2-7





















PLANT LIST - STREET TREES				
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES:
25	PLATYCLADUS RADIATUS	WAXED PALM	4-12" CAL.	DIB ? BLANCHING NEWBORN



7.

- [illegible]

### LEGEND / SCHEDULE OF IMPROVEMENTS

SYMBOL	IMPROVEMENT	DETAILS
	NEW STREET PILE	 (1/2" x 1/2")
	CAP IN PLACE COMPLETE CASE	 (1/2" x 1/2")
	FLUSH COMPLETE CASE AT TREE PIT	 (1/2" x 1/2")
	BRCA PILE	 (1/2" x 1/2")
	ADDITIONAL / NOT CONC. PILING	 (1/2" x 1/2")
	BRCA	 (1/2" x 1/2")
	TEAM RECEIPTABLE (U.S.A.)	 (1/2" x 1/2")
	LIGHT TOL	 (1/2" x 1/2")
	WINDUP AHEAD BANK	 (1/2" x 1/2")
	SEE ELECTION PLAN	 (1/2" x 1/2")

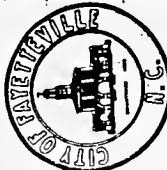
11





# OLDE FAYETTEVILLE COMMONS

PROPOSED LANDSCAPE ARCHITECTURE  
FAYETTEVILLE, NORTH CAROLINA



**LAYOUT LEGEND**

— PART OF SITELINE  
— CENTER LINE  
— RADIUS  
— ALIGNMENT OF PROPOSED ADJUTANT  
— 1/2" = 1' PER SECTION  
— 1/4" = 1' PER SECTION

LANDSCAPE ARCHITECTURE  
PAUL E. L. & S. J. ASSOCIATES  
2000 W. 10TH STREET  
FAYETTEVILLE, NC 28401

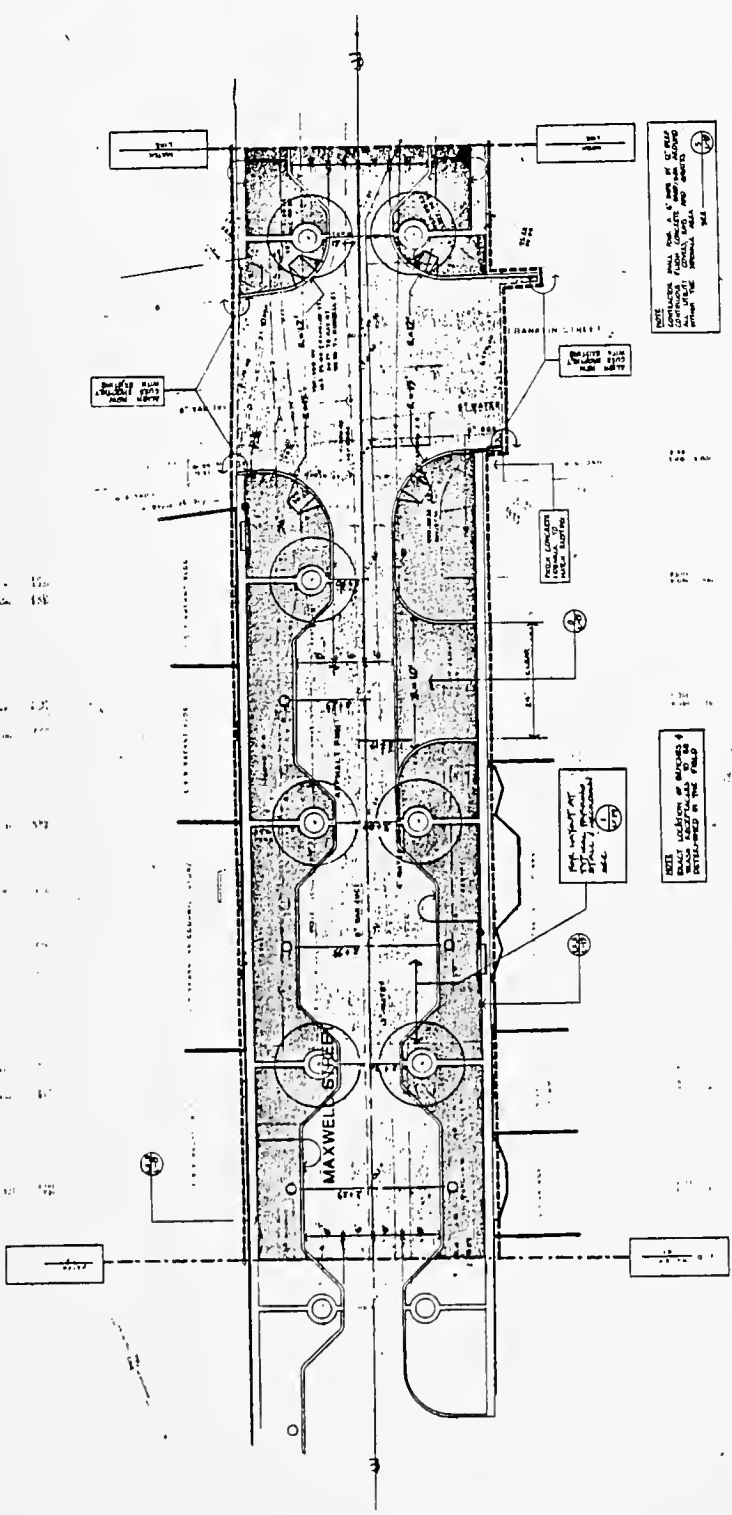
THE CITY OF FAYETTEVILLE  
AND ADJUTANT  
FAYETTEVILLE, NC 28401

**MAXWELL STREET  
(PART)**

**LAYOUT PLAN**

DATE  
DATE  
DATE  
DATE

**L - 8**



**NOTE**  
ALL PLANTING SHALL BE DONE BY THE CONTRACTOR AND SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE PLANTING SPECIFICATIONS.

**NOTE**  
ALL PLANTING SHALL BE DONE BY THE CONTRACTOR AND SHALL BE DONE IN ACCORDANCE WITH THE CITY OF FAYETTEVILLE PLANTING SPECIFICATIONS.





**PERESTYAN LAMAR PROJECT  
CATHEDRAL NORTH CAROLINA**



### LAYOUT LEGEND

LIMIT BY INCLINE  
 CENTER ARE  
 E R S-ONG  
 ALTERNATE OR  
 PARALLEL ALTERNATE  
 ELY POSITION POSITION  
 0-4% 0-4% 0-4% 0-4%

LANDSCAPE ARCHITECTS  
PAUL E. L. LE & ASSOCIATES  
69 VICTORIA ROAD  
SINGAPORE, SINGAPORE

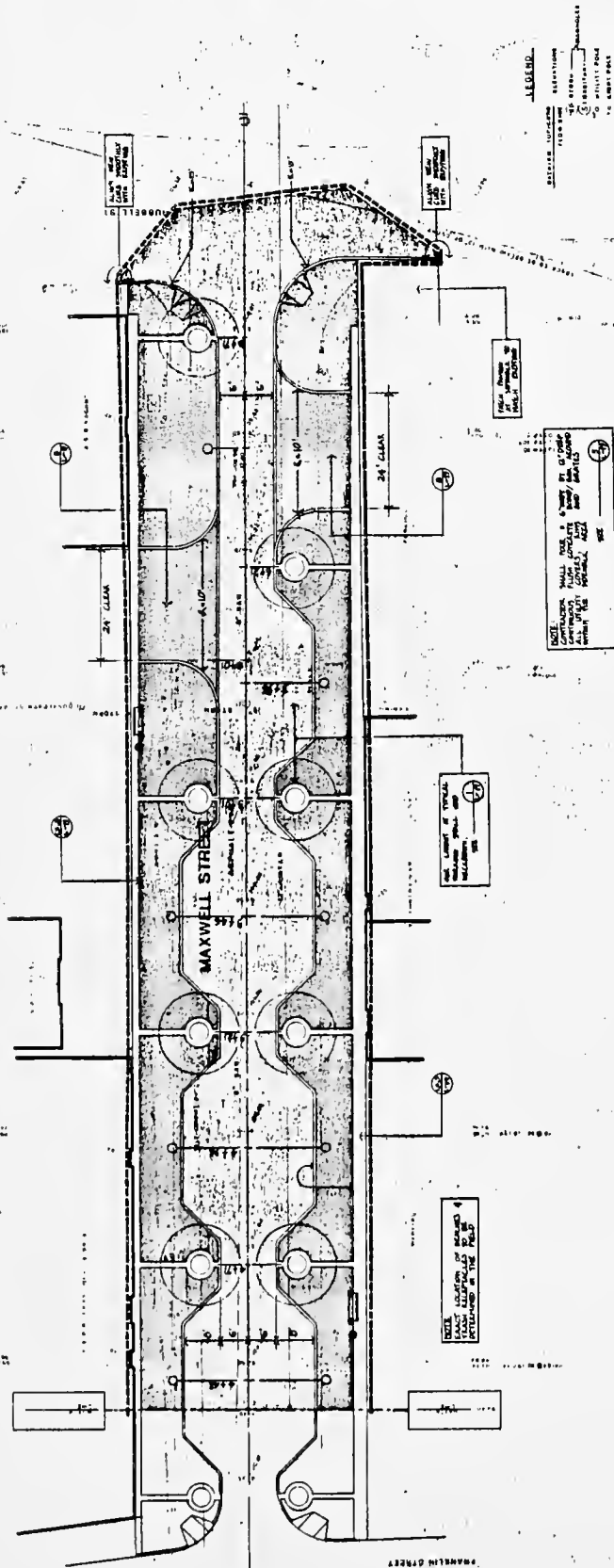
1-800-368-5177  
 1000 UNIVERSITY AVE  
 SUITE 200  
 SPRINGFIELD, MA 01103  
 WWW.AUDITORS-MA.COM

MAXWELL STREET

## LAYOUT PLAN

REVISION

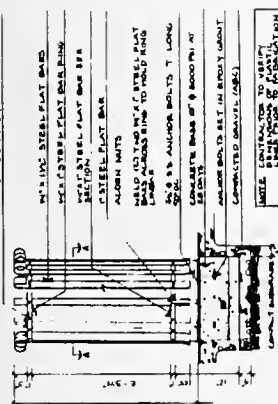
6-7





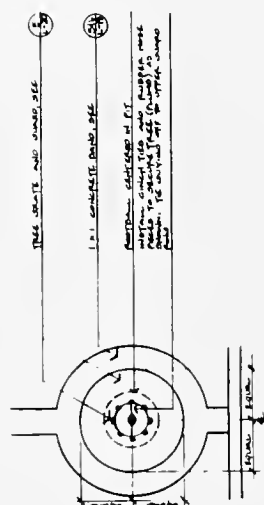


## STEEL RIVET

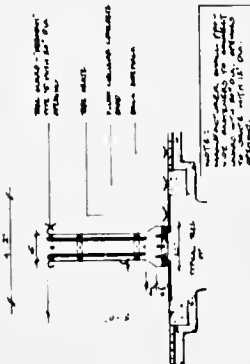


**OUTSIDE LITIGATION**

## METAL TRASH RECEPTACLE

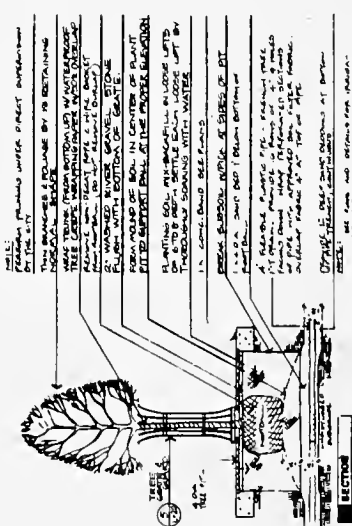


**NAME**



**THREE GLAZED SECTIONS**

## 2



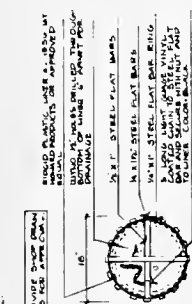
## **ELECTRON**

**TREE PLANTING TYPICAL**

## SECTION WITH CONC. COLLAR

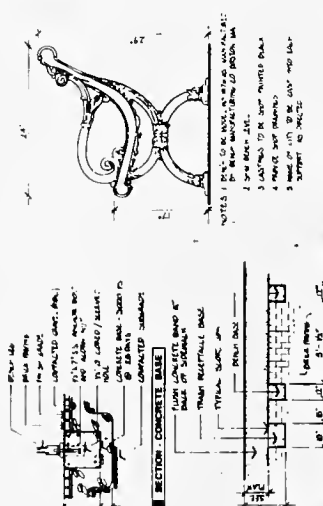
### THREE GRATE AND CULAND

美



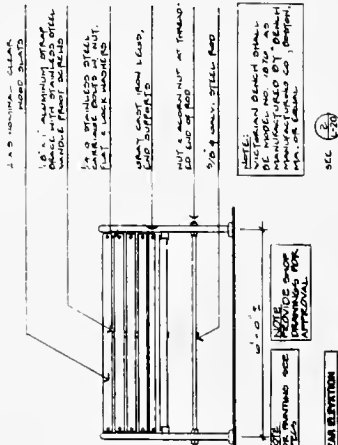
ELECTRON A-A

**METAL TRASH RECYCLING**



3

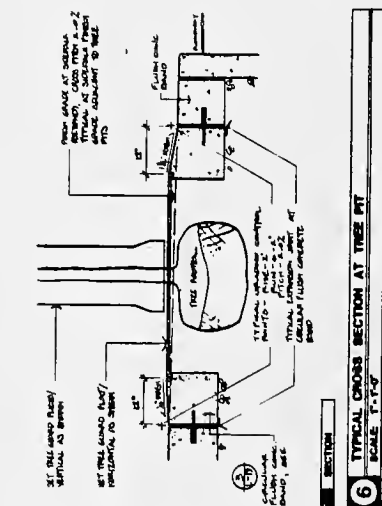
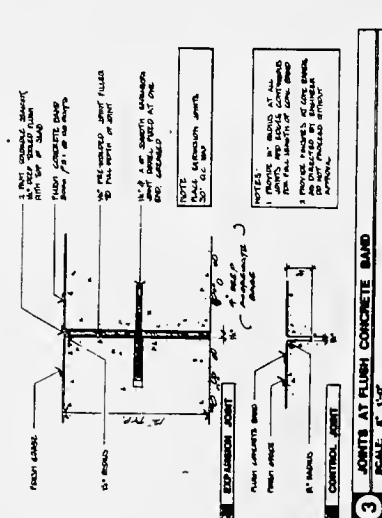
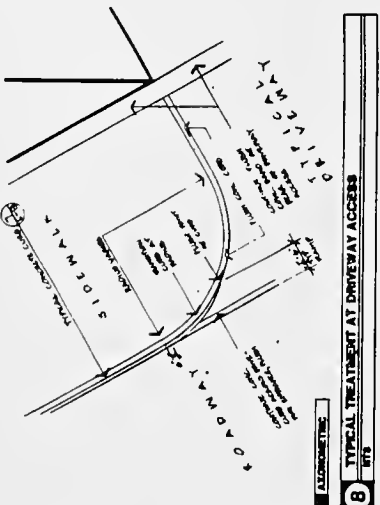
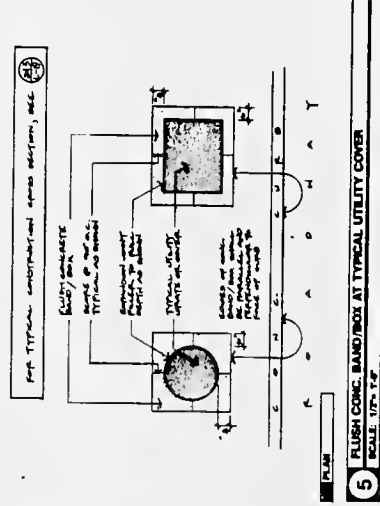
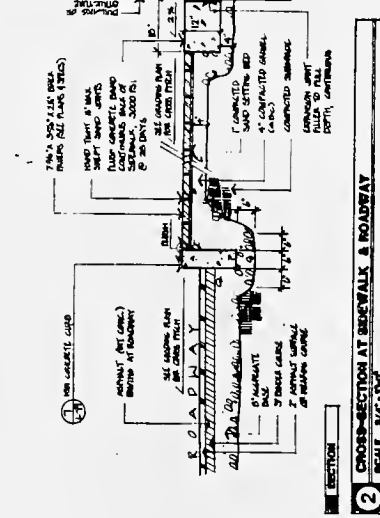
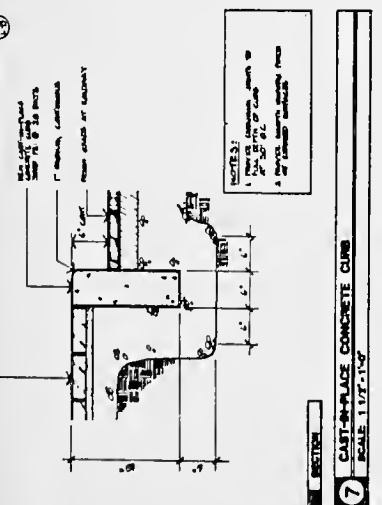
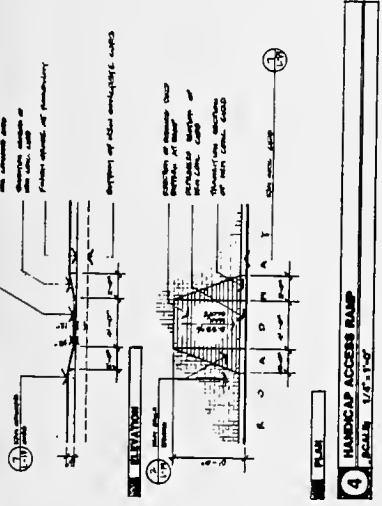
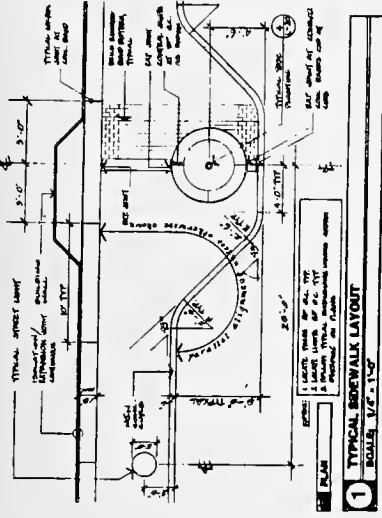
### BENCH WITH BENCH AND TRAIL



### NONLUMINOUS

### 3 VICTORIAN BENCH









# PAUL C. K. LU AND ASSOCIATES

69 Trapelo Road Belmont, Massachusetts 02178 (617)484-4022

August 20, 1985

Mr. David Russell  
Smithsonian World  
1752 North St. N.W.  
7th. Floor  
Washington, DC 20036

RE: Fayetteville Transit Mall - "Olde Fayetteville Common"


Dear Mr. Russell:

Enclosed are the Fayetteville Transit Mall (Olde Fayetteville Common) plans as requested for your SMITHSONIAN WORLD FILM SERIES. We would be happy to forward additional information and drawings if needed.

We are proud to be the Landscape Architect/Urban Designer/ Architect/Planner for this important project. We are also pleased that your organization has chosen this project as your topic. Please let us know when the show will air, and on what station (Boston and Fayetteville).

If we can be of any further assistance, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'P.C.K. Lu', followed by a horizontal line.

Paul C. K. Lu AIA, ASLA  
for Paul C. K. Lu and Associates

PCKL/rw  
Enclosures

cc: Mr. John Smith, City Manager  
234 Green St.  
Fayetteville, N. C.



## **RELEVANT PROJECT LIST**



- Lowell Historical Central Business District Streetscape  
Lowell, Mass. (P)

Master planning, design vocabulary and development guidelines, for mile long Historic Downtown Urban Design Study. Landscape architecture and civil engineering services for Phase I and Phase II implementation. For City of Lowell, Lowell, Mass.

- Market Square Urban Design  
Fayetteville, North Carolina (P)

Schematic design of a regional landmark and it's surroundings. Services included Old Market Building Renovation, redesigning of plazas and traffic re-routing. For the City of Fayetteville, North Carolina.

- Framingham Downtown Revitalization  
Framingham, Mass. (P)

Master Planning and Urban Design for Downtown Central Business District. Landscape Architectural services for Phase I and Phase II Implementation. For the Town of Framingham, Framingham, Mass.

- Augusta Water Street Singage Improvement  
Augusta, Maine (P)

Facade and Signage Improvement Program and Development Guide Lines for a main street at the State Capital. Preparation of case studies for implementation. For City of Augusta, Augusta, Maine.

- Ecumenical Plaza  
Lowell, Mass. (P)

Urban Planning Design and Implementation for an Urban Plaza, between two Landmark Churches, in an historic neighborhood. For the City of Lowell, Lowell, Mass.

- Raleigh Central Business District Streetscape

Urban Design and Landscape Architecture services for 10 blocks of downtown streetscape.  
Raleigh, North Carolina

- Boston Central Business District  
Boston, Mass. (IE)

Urban Planning Study for Boston Central Business District. Study included land use, pedestrian/vehicular system land use, parking system development and the redevelopment of various sites.  
For The Boston Redevelopment Authority, Boston, Mass.



- Fayetteville Transit Mall  
Fayetteville, North Carolina (C)

Urban Design and Implementation for a Bus/Pedestrian Mall at Downtown Fayetteville. Established citizen participation program and secured funding mechanisms for implementation. Fayetteville, North Carolina.

- Statesville Downtown Urban Design  
Statesville, North Carolina (C)

Master Planning, Landscape Architectural Services and Facade and Signage Design for Statesville Central Business District. Statesville, North Carolina

- Amesbury Downtown Streetscape  
Amesbury, Mass. (P)

Urban Design and Landscape Architectural Services for Amesbury Central Business District. Services included Grant Application. Amesbury, Mass.

- Rochester, Central Business District  
Rochester, Minnesota (IE)

Urban Design Services for Core Area of Existing Central Business District and preparation for long range growth strategies. For Rochester Downtown Development Corporation, Rochester, Minnesota.

- St. Louis Gateway Mall Planning and Design  
St. Louis, MO (P)

Urban Design and Landscape Architectural Services for 24 blocks at Downtown St. Louis. Design elements including open space systems, vehicular and pedestrian systems, parking systems and general massing of all blocks. For Downtown St. Louis, Inc. St. Louis, Missouri.

- Hot Springs, Central Business District  
Hot Springs, Arkansas (JV)

Urban Design and Landscape Architectural services for Central Business District of a resort town within the Hot Springs National Park. Hot Springs, Arkansas





- Winchester Urban Design  
Winchester, Mass. (P)

Master Plan for Central Business District. Urban Design and Landscape Architectural Services for Phase I and Phase II Implementation.  
Winchester, Mass.

- Greenville Main Street Transit Mall  
Greenville, SC (C)

Urban Design, Feasibility Study for Main Street Transit Mall, Transit Transfer Facility and Multi-Modal Transit Center.  
For Greenville Transit Authority, Greenville, SC.

- Worcester C.B.D. Open Space Study  
Worcester, MA

Urban Planning and Design for an Existing Downtown Open Space Project including Planning of Pedestrian and Vehicular Movement Systems, Design and Implementation of an Urban Park, a Plaza, a Reflecting Pool and Underground Parking Garage.  
Worcester, MA.



- Fayetteville Transit Mall, Fayetteville, North Carolina (C)  
Six block transit mall at central business district.  
Planning, design and implementation services.
- Lowell Transit Facility, Lowell, Massachusetts (C)  
Bus transfer facility with plaza, ticket booth, waiting area.  
For Regional Transit Authority.
- Greenville Transit Facility, Greenville, South Carolina (C)  
Feasibility study for Main Street transit mall, transit transfer facilities and multi-modal transit center.  
For Greenville Transit Authority, Greenville, South Carolina.
- Southwest Corridor, Boston, Massachusetts (IE)  
Reconstruction of mass transit commuter and inter-city rail lines. Local street, linear park system, proposed land use and joint development of adjacent area.  
For Massachusetts Bay Transit Authority, Boston, Mass.
- Master Landscape Planning and Design for Portion of Route 2 Concord, Mass. (C)  
Landscape planning and design for a portion of service road through historic town of Concord, Massachusetts.
- Downtown Linkage, Fayetteville, North Carolina (P)  
Planning and design for 14 blocks of pedestrian circulation network linking parking to Central Business District.  
For the City of Fayetteville, North Carolina.
- Logan International Airport, Interior Landscape, Boston, MA (P)  
Interior landscape planning and design for International Terminal at Logan International Airport., Boston, Massachusetts.
- Cape Code Rail Trail Extension, Cape Cod (Eastham, Wellfleet) Massachusetts (C)  
Planning, design and implementation of four mile long regional bike path along existing abandoned railroad right-of-way between Eastham and Wellfleet, MA.  
For Department of Public Works and Department of Environmental Management, Commonwealth of Massachusetts  
Engineer: Keyes Associates, Waltham, Massachusetts.



- State University of New York at Buffalo, Amherst, NY (IE)

Landscape Architectural and Civil Engineering Services for roadway and parking systems. This was for a 1200 acre campus at Amherst, NY.  
For State University of New York at Buffalo.

- Cleveland State University, Cleveland, Ohio (IE)

Landscape Architectural services for University Physical Education Complex and Campus Streetscape.  
For Cleveland State University, Cleveland, Ohio.

- Carnegie-Mellon University, Pittsburgh, PA (IE)

Comprehensive Master Plan to accommodate the merger of Carnegie Institute and Mellon Institute. Services included Analysis of Land Use, Circulation Phasing and Staging, to unite the two campus' for Carnegie-Mellon University, Pittsburgh, PA.

- Beltsville Agriculture Research Center, Beltsville, MD (IE)

Long range development plan for a 10,000 acre Research Center in the Washington D.C. Metropolitan Area.  
For the United States Department of Agriculture.



## **CLIENT REFERENCES**





# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## REFERENCES - Similar Projects

### City of Lowell, MA

Project: Lowell Central Business District Improvements

Total construction cost:	1. Phase One	\$600,000±
	2. Phase Two	600,000±
	Total	\$1,200,000

Reference: Mr. John F. Tavares  
Program Development Director  
Division of Planning and Development  
John F. Kennedy Civic Center  
Lowell, MA 01852  
Tel: 1-(617)-454-8821 Ext. 308

### Town of Winchester, MA

Project: Winchester Center Urban Design and Improvement Project

Total construction cost:	1. Phase One	\$600,000±
--------------------------	--------------	------------

Reference: Mr. John Connery  
Economic Development Coordinator  
Winchester Town Hall  
Winchester, MA 01890  
Tel: 1-(617)-729-6795

### City of Framingham, MA

Project: Framingham Downtown Beautification

Total construction cost:	\$70,000±
--------------------------	-----------

Reference: Director of Planning  
City of Framingham  
Framingham, MA



# PAUL C. K. LU AND ASSOCIATES

134 Beach Street Boston, Massachusetts 02111 (617) 484-4022

## REFERENCES (continued)

### City of Fayetteville, N.C.

Project: Fayetteville Transit Mall

Total construction cost: \$3,500,000±

Reference: Mr. John Monaghan, Jr.  
Assistant City Manager & Director of Community  
Development  
234 Green Street  
Fayetteville, N.C. 28301  
Tel: 1-(910)-483-1762

NOTE: For this project the office of Paul C.K. Lu and Associates is in charge of preliminary design, public hearings, working with citizen's groups, the design development phase and the landscape working drawings. Other working drawings are responsibility of local engineers.

### City of Columbia, S.C.

Project: Columbia Riverfront Park and Historic Columbia Canal

Total construction cost: \$1,750.00

Reference: Mr. Richard Seamon  
Administrator  
Department of Economic Development  
P.O. Box 147  
Columbia, S.C. 29217  
Tel: 1-(803)-733-8313



DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

REFERENCE LIST:

Ms. Willa Kuh  
Director, City and Town Common Program  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160

Mr. James Baecker  
Contracting Officer  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160

Ms. Polly Melton  
Construction Advisor  
Department of Environmental Management  
Division of Planning and Development  
225 Friend Street  
Boston, MA 02111

Tel: (617) 727-3160













FENWAY  
L926  
1988

ST. BOTOLPH STREET, PHASE ONE









